

**TYRONE TOWNSHIP
REGULAR BOARD MEETING AGENDA
SEPTEMBER 7, 2021 - 7:00 P.M.
(810) 629-8631**

This meeting will be held in person at the township hall.

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 – July 20, 2021
- Treasurer’s Report – July 31, 2021
- Clerk’s Warrants and Bills – August 31, 2021

COMMUNICATIONS

- 1. Livingston County Sheriff Report – July 2021
- 2. Planning Commission Meeting & Public Hearing Synopsis- August 10, 2021
- 3. Planning Commission Meeting Synopsis- August 18, 2021
- 4. Planning Commission Approved Meeting Minutes- April 13, 2021
- 5. Planning Commission Approved Meeting Minutes- May 11, 2021

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Historic Town House survey results.
- 2. Historical Society change of mailing address.
- 3. Zoning Ordinance Amendment: Article 21, Supplemental District Regulations, Section 21.21.F. Swimming Pool Enclosures.
- 4. Zoning Ordinance Amendment: Article 21 Supplemental District Regulations, Section 21.08 Stables and Animals.
- 5. Zoning Ordinance Amendment: Article 11, Planned Unit Development, Section 11.02.F.1, Table 11.1: PUD Uses Permitted.
- 6. Planning Commission appointments.
- 7. Zoning Board of Appeals appointment.
- 8. Website design proposal.
- 9. Price to pre-buy propane for the township hall.
- 10. Cemetery improvements discussion (boundary fence, Clough Hill entrance fence, survey map).

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

This is a time for residents to voice their comments, opinions or concerns on township-related issues and each person is allowed up to three minutes to speak. Please understand this is not a Q&A session and the Board may not answer questions.

ADJOURNMENT

* * * * *

Supervisor Mike Cunningham Clerk Marcella Husted

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.

CONSENT AGENDA

1. Regular Board Meeting Minutes – July 20, 2021
2. Treasurer's Report – July 31, 2021
3. Clerk's Warrants and Bills – August 31, 2021

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JULY 20, 2021**

CALL TO ORDER

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on July 20, 2021 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL

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

APPROVAL OF AGENDA – OR CHANGES

Treasurer Eden moved to approve the agenda as amended. (Trustee Tucker seconded.) The motion carried; all ayes. The following items were added to the agenda:

Added two parcels to New Business #2 legal action of non-compliant property.

APPROVAL OF CONSENT AGENDA

Regular Board Meeting Minutes – June 15, 2021

Special Board Meeting Minutes – June 21, 2021

Treasurer’s Report – June 30, 2021

Clerk’s Warrants and Bills – July 14, 2021

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

COMMUNICATIONS

1. Livingston County Sheriff Report- May 31, 2021
2. Livingston County Sheriff Report – June 30, 2021
3. Emergency Services Report – July 14, 2021
4. Planning Commission Meeting & Public Hearing Synopsis- July 13, 2021

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Preserve Association land division discussion.

The Preserve Association came to the Township with a proposed land division. The proposal was to divide a property which Township records indicated lies within the condominium boundaries. The Association argues the subject property is not located within the condominium boundaries because the condominium documents that were recorded following Township approval do not depict or describe the subject property. If the property lies within the condominium boundaries, a land division cannot be executed. Instead, an amendment to the condominium would be required. If the property does not lie

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JULY 20, 2021 – PAGE 2**

within the condominium boundaries, a land division could occur as long as all resulting parcels comply with the current dimensional requirements for the zoning district (RE).

The Township Attorney advised that the Board would need to determine whether or not the subject property should be considered part of the condominium. This is a complicated situation since it cannot be proven, based on the documentation available, whether the recording of documents that do not match the documents approved by the Township was done intentionally or in error.

Trustee Tucker moved to request that the Preserve Association provide a written proposal summarizing their intention to be discussed during a future meeting. (Clerk Husted seconded.) The motion carried; all ayes.

- 2. Request to seek legal action on property non-compliant with the beautification ordinance and unsafe structures.**
 - a. 8101 Old US-23**
 - b. 11451 Old US-23**

Trustee Tucker moved to take legal action on two properties, 8101 and 11451 Old US-23; both have unsafe structures and are in violation of the township's ordinance. (Trustee Schulze seconded.) The motion carried; all ayes.

- 3. Request of the Treasurer to attend the MMTA Fall Conference.**

Trustee Schulze moved to approve the cost for the Treasurer to attend the Michigan Municipal Treasurer's Association (MMTA) Fall Conference. (Trustee Tucker seconded.) The motion carried; all ayes.

- 4. Request to release PEG funds to schools.**

Treasurer Eden moved to release the PEG funds of \$40,707.88 to Fenton, Lake Fenton, Hartland, and Linden Schools. (Trustee Schulze seconded.) The motion carried; all ayes.

- 5. Roads and Runyan Lake Road improvement discussion.**

The Supervisor summarized a four-year road plan to get Runyan Lake Road and Center Road repaved. Because those portions of the roads are classified as secondary, they were not previously considered by the county's Primary Road Program, which splits the improvement cost with townships to fix primary roads. The plan is to get the length of Runyan Lake Road and Center Road, west of US-23, repaved over the next 4 years, with the county agreeing to split the cost. The contracts will come to the Board at a later date for approval.

- 6. American Rescue Plan Funding application.**

Clerk Husted updated the Board of the American Rescue Plan, which allows municipalities to apply for emergency funding to help cover costs incurred during the COVID-19 pandemic. The portal recently went live to submit requests, which the township plans to do. At this time, guidance how to use those funds are unclear. The Clerk said she will update the Board as more information becomes available.

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JULY 20, 2021 – PAGE 3**

7. Historic Town House Committee update.

Supervisor Cunningham said a couple of months ago he was going to name a Historic Town House Committee, but since that time other options came up. He said he's not sure what action will be taken and once that is figured out and the need arises, he'll proceed, but for now he tabled indefinitely naming a committee. As a follow up, Clerk Husted read the following statement addressing her concerns:

Sara Dollman-Jersey and Jannette Ropeta (aka Jannie Gibb). You say you want to collaborate with the township officials but your social media posts indicate quite the contrary. Your comments on social media are inflammatory and deceitful and seem to be filled with hate and bitterness.

When you started your original facebook group in an attempt to fight the asphalt plant, you used the acronym CRAP. How does that term show any intent to work with township officials? You chose to spend thousands of unnecessary dollars on attorney fees to fight something that the township was already properly handling because you weren't patient with the process. How does that show fiscal responsibility?

Yet you continue to say that you want to collaborate with us. I see it as you want what you want and not as an intent to work together to find a satisfactory solution. Since your bullying tactics are not working, maybe it's time for you to really learn what true collaboration is. Collaboration means applying trust, respect, willingness, empowerment and effective communication to human relationships. If we don't have these things in common and you continue to undermine our efforts every step of the way, and question our integrity, we will never get to a point where we can truly collaborate for a common goal.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

Remarks included opinions made about a resident group and the Township Board, as well as compliments to the Board for repairing roads.

ADJOURNMENT

Trustee Schulze moved to adjourn. (Trustee Tucker seconded.) The motion carried; all ayes. The meeting adjourned at 8:00 p.m.

8/12/2021
JMM

TYRONE TOWNSHIP TREASURER'S REPORT
Period ending JULY, 2021

TOWNSHIP FUNDS	Interest Ckg	INVESTMENTS ICS	Int Rate	MICHIGAN CLASS	Int Rate Monthly AVG	FLG PEG CD matures 8/9/21	Int rate	Grand Totals Each Fund
General 101	\$1,371,248.08	\$ 2,432,714.96	2.22%					\$ 3,803,963.04
Tech Fund 141	\$51,781.85	\$ 5,000.00	2.22%					\$56,781.85
Building & Site 145	\$141,525.37	\$ 7,500.00	2.22%					\$149,025.37
Parks/Recreation 208	\$5,934.23		0.40%					\$5,934.23
Liquor Control 212	\$0.00		0.40%					\$0.00
Road 245	\$157,666.10	\$ 44,224.80	2.22%	\$261,943.55	1.00%			\$ 463,834.45
Revolving 246	\$164,513.95	\$ 97,500.00	0.40%	\$192,425.70	1.00%			\$ 454,439.65
Right of Way 260	\$31,878.56		0.40%					\$31,878.56
Peg 274	\$192,397.18					\$ 194,254.01	0.20%	\$386,651.19
Lk Tyrone Grant 281	\$0.00		0.40%					\$0.00
Special Assessments								
Jayne Hill Lts 218	\$1,815.35		0.40%					\$1,815.35
Walnut Shores Lts 219	\$766.28		0.40%					\$766.28
Shannon Glen Rubbish 225	\$4,842.53							\$4,842.53
Jayne Hill Rubbish Removal 226	\$21,305.08		0.40%					\$21,305.08
Apple Orchard Rubbish Removal 227	\$3,888.34							\$3,888.34
Silver Lake Rubbish Removal 228	\$11,277.33							\$11,277.33
Parkin Lane Snow 231	\$16,355.64		0.40%					\$16,355.64
Great Oaks Dr 232	\$9,089.16		0.40%					\$9,089.16
Laurel Springs Rubbish removal 233	\$5,355.00							\$5,355.00
Account Totals	\$2,191,640.03	\$ 2,586,939.76		\$454,369.25		\$ 194,254.01		\$ 5,427,203.05
Health Flex Spending 101		The State Bank						Health Flex Total
FSA Account (\$10K Loan to Open)		\$ 9,800.82	0.00%					\$ 9,800.82
								\$ 9,800.82
Public Safety- 205								
Public Safety 205 - State Bank checking		\$ 422,209.43	0.40%					\$ 422,209.43
Public Safety 205- State Bank Savings		\$ 6,402.88						\$ 6,402.88
Public Safety 205 - Level One Bank		\$ 205,327.10	0.40%					\$ 205,327.10
Public Safety ICS- 205 State Bank		\$ 773,936.41	2.22%					\$ 773,936.41
								\$ 1,407,875.82
TYRONE TOWNSHIP SEWER 2003- 392								
		Flagstar						Tyrone Sewer 03 Total
Debt Service 392 Flagstar Bank		\$ 335,980.91	0.6%					\$ 335,980.91
Flagstar CDARS 2003 (matures 4/21/2022)(0817)		\$ 547,547.96	0.15%					\$ 547,547.96
Flagstar CD 2003 (matures 3/29/2021)(3879)		\$ 1,000,000.00	0.25%					\$ 1,000,000.00
Flagstar CDARS 2003 Fund Martures 9/16/21)(6978		\$ 468,246.15	0.20%					\$ 468,246.15
								\$ 2,351,775.02
Road Improvements-								
		Flagstar						Road Improvement Total
Parkin Lane Rd 2010 (396)		\$ 16,997.95	0.70%					\$ 16,997.95
Lake Shannon 2018 (399)		\$ 286,835.51	0.70%					\$ 286,835.51
Laurel springs (400)		\$ 48,953.08	0.70%					\$ 48,953.08
Irish Hills (401)		\$ 159,026.45						\$ 159,026.45
CIBC- Parkin Lane CD(matures 8/9/2021)		\$ 127,731.00	0.20%					\$ 127,731.00
								\$ 639,543.99
SEWER O&M CHECKING ACCT- 590								
		Flagstar						Sewer O&M Total
Sewer Operation and Maintenance CK (5710)		\$ 280,114.12	0.70%					\$ 280,114.12
Sewer Operation and Maintenance SV (4865)		\$ 82,782.99	1.39%					\$ 82,782.99
CIBC- O&M CD(matures 8/6/21)(6337)		\$ 162,426.04	0.40%					\$ 162,426.04
O&M CDARS (matures 8/12/2021)(4312)		\$ 142,760.73	1.64%					\$ 142,760.73
O&M CDARS (matures 8/10/2021)(4710)		\$ 146,188.13	0.20%					\$ 146,188.13
								\$ 814,272.01
TRUST & AGENCY- 701								
		Chase						Trust & Agency Total
Township Trust and Agency 701 Savings		\$ 1,513.91	0.18%					\$ 1,513.91
Township Trust and Agency 701 Checking		\$ 25,599.25	0.00%					\$ 25,599.25
								\$ 27,113.16
								\$ 5,250,380.82
				Total Township Monies				\$ 10,677,583.87

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 001 STATE BANK COMMON ACCOUNT					
07/21/2021	001	22802	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH/ DENTAL INSURANCE AUG 2021	7,867.35
07/21/2021	001	22803	CARLISLE/WORTMAN ASSOCIATES, INC	GENERAL CONSULTATION	1,200.00
07/21/2021	001	22804	CHARTER COMMUNICATIONS	INTERNET - JULY 2021	124.98
07/21/2021	001	22805	GRIFFIN PEST SOLUTIONS, INC	PEST CONTROL	51.00
07/21/2021	001	22806	NOWACZYK, KAREN	DUPLICATE BURN PERMIT PAID	5.00
07/21/2021	001	22807	RIVARD, CAROL	DUPLICATE BURN PERMIT PAID	5.00
07/21/2021	001	22808	SHOEMAKER SERVICES INC	ROAD GRADING - 6/2/21	1,206.81
07/21/2021	001	22809	TYRONE COVENANT PRESBYTERIAN	RENTAL FEE ELECTION 8.3.21	200.00
07/29/2021	001	22810	BS&A SOFTWARE, INC.	ANNUAL RENEWAL	4,980.00
07/29/2021	001	22811	CHASE CARD SERVICE	CREDIT CARD PURCHASES	74.59
07/29/2021	001	22812	LIVINGSTON COUNTY ROAD COMMISS	WHITE LAKE RD	97,970.63
07/29/2021	001	22813	VOYA INSTITUTIONAL TRUST COMPANY	EMPLOYEE CONT 7.28.21	1,305.00
08/03/2021	001	22814	CONSUMERS ENERGY	HALL ELECTRIC 6.23.21 -7.22.21	433.89
08/03/2021	001	22815	HARRIS & LITERSKI ATTORNEYS AT	LEGAL FEES	1,105.50
08/03/2021	001	22816	I.T. RIGHT, INC.	DUO SECURITY RENEWAL	144.00
08/03/2021	001	22817	LIVINGSTON COUNTY TREASURER	DOG LICENSES JULY 2021 #3536 - 3562	621.00
08/03/2021	001	22818	STAPLES ADVANTAGE	SUPPLIES	422.00
08/17/2021	001	22819	AT&T MOBILITY	TWP SUPV CELL SERVICE JULY 2021	79.40
08/17/2021	001	22820	CHARTER COMMUNICATIONS	INTERNET - AUGUST 2021	124.98
08/17/2021	001	22821	CONSUMERS ENERGY	STREET LIGHTS JULY 2021	150.40
				LED STREET LIGHTS JULY 2021	102.60
					<u>253.00</u>
08/17/2021	001	22822	FENTON SCHOOLS	PEG DISB	3,350.85
08/17/2021	001	22823	GREEN OAK TOWNSHIP	2021 TAX DEFERMENT ADVERTISE	20.00
08/17/2021	001	22824	I.T. RIGHT, INC.	NEW COMPUTERS (5)	3,900.00
08/17/2021	001	22825	IVS COMM, INC.	PHONE SERVICE JULY 2021	125.00
08/17/2021	001	22826	PITNEY BOWES GLOBAL	POSTAGE METER - 9.10.21 - 12.09.21	190.23
08/17/2021	001	22827	REPUBLIC SERVICES#237	TRASH SERVICE - SILVER LAKE - AUGUST 202	1,219.75
				TRASH SERVICE - SHANNON GLEN - AUGUST 20	440.72
					<u>1,660.47</u>
08/17/2021	001	22828	RICOH USA, INC.	COPIER LEASE 7.28.21 - 8.27.21	124.21
08/17/2021	001	22829	RICOH USA, INC.	EXCESS COPIES JULY 2021 (1,424 B&W 1,658	101.02
08/17/2021	001	22830	RONALD'S TREE SERVICE LLC	REMOVAL AND CLEAN UP AT TOWNSHIP HALL	2,000.00
08/17/2021	001	22831	SUNSET MAINTENANCE, LLC	5 JANITORIAL SERVICES JULY 2021	700.00
08/17/2021	001	22832	VIEW NEWSPAPER GROUP	PUBLIC NOTICE	589.05
08/17/2021	001	22833	VOYA INSTITUTIONAL TRUST COMPANY	EMPLOYEE CONTRIB 8.11.21	160.00
08/24/2021	001	22834	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH INSURANCE SEPTEMBER 2021	7,867.35
08/24/2021	001	22835	GRIFFIN PEST SOLUTIONS, INC	PEST CONTROL 8.18.21	51.00
08/24/2021	001	22836	SAMANTHA USHER	RENTAL REFUND	75.00
08/24/2021	001	22837	SHOEMAKER SERVICES INC	ROAD GRADING	600.00
08/24/2021	001	22838	VOYA INSTITUTIONAL TRUST COMPANY	EMPL CONTRIB	1,305.00
08/31/2021	001	22839	BEAUCHAMP WATER TREATMENT & SUPPLY	WATER SOFTNER SUPPLIES	118.91 V
08/31/2021	001	22840	CARLISLE/WORTMAN ASSOCIATES, INC	PLANNER SERVICES	450.00 V
				TWP HALL SURVEY	1,680.00 V
					<u>2,130.00</u>
08/31/2021	001	22841	CHASE CARD SERVICE	CREDIT CARD PURCHASES	587.92 V
08/31/2021	001	22842	CHLORIDE SOLUTIONS LLC	DUST CONTROL	7,381.70 V
				DUST CONTROL	5,663.25 V
				DUST CONTROL	4,516.12 V

Check Date	Bank	Check	Vendor Name	Description	Amount
					17,561.07
08/31/2021	001	22843	CONSUMERS ENERGY	ELECTRIC TOWNSHIP HALL	487.66 V
08/31/2021	001	22844	BEAUCHAMP WATER TREATMENT & SUPPLY	WATER SOFTNER SUPPLIES	118.91
08/31/2021	001	22845	CARLISLE/WORTMAN ASSOCIATES, INC	PLANNER SERVICES TWP HALL SURVEY	450.00 <u>1,680.00</u>
					2,130.00
08/31/2021	001	22846	CHASE CARD SERVICE	CREDIT CARD PURCHASES	587.92
08/31/2021	001	22847	CHLORIDE SOLUTIONS LLC	DUST CONTROL DUST CONTROL DUST CONTROL	7,381.70 5,663.25 4,516.12 <u>17,561.07</u>
08/31/2021	001	22848	CONSUMERS ENERGY	ELECTRIC TOWNSHIP HALL	<u>487.66</u>

001 TOTALS:

Total of 47 Checks:	182,764.43
Less 5 Void Checks:	<u>20,885.56</u>
Total of 42 Disbursements:	161,878.87

Bank 022 STATE BANK - PUBLIC SAFETY checking

07/21/2021	022	1252	LIVINGSTON COUNTY SHERIFF'S DEPT	SHERIFF CONTRACT - 2021 Q2	37,682.50
07/29/2021	022	1253	CHASE CARD SERVICE	CREDIT CARD (PEOPLE SEARCH JUNE 2021)	26.89
07/29/2021	022	1254	HARTLAND AREA FIRE DEPARTMENT	7 FIRE RUNS 6.16.21 - 6.30.21	10,129.00
08/03/2021	022	1255	HARTLAND AREA FIRE DEPARTMENT	5 RUNS (7.1.21 - 7.15.21)	7,235.00
08/17/2021	022	1256	CITY OF FENTON	12 FIRE RUNS JULY 2021	17,364.00 V
08/17/2021	022	1257	ROSATI,SCHULTZ,JOPPICH&AMTSBUECHLER	LEGAL SERVICES (SAR CITATION)	56.00 V
08/17/2021	022	1258	ROSATI,SCHULTZ,JOPPICH&AMTSBUECHLER	LEGAL SERVICES (SAR CITATION)	56.00
08/17/2021	022	1259	CITY OF FENTON	12 FIRE RUNS JULY 2021	17,364.00
08/31/2021	022	1260	CHASE CARD SERVICE	CREDIT CARD PURCH	26.89
08/31/2021	022	1261	HARTLAND AREA FIRE DEPARTMENT	6 FIRE RUNS 7.16.21 - 7.31.21	<u>7,235.00</u>

022 TOTALS:

Total of 10 Checks:	97,175.28
Less 2 Void Checks:	<u>17,420.00</u>
Total of 8 Disbursements:	79,755.28

Bank 102 SEWER O&M CHECKING 590

08/17/2021	102	442	LIVINGSTON COUNTY DRAIN COMM.	SEWER O&M 6.24.21 - 7.29.21	<u>75,863.02</u>
------------	-----	-----	-------------------------------	-----------------------------	------------------

102 TOTALS:

Total of 1 Checks:	75,863.02
Less 0 Void Checks:	<u>0.00</u>
Total of 1 Disbursements:	75,863.02

Bank 108 TAX FUND FLAGSTAR

07/21/2021	108	3000	FENTON SCHOOLS	SUMMER TAX DISB 7.1.21 - 7.19.21	71,662.99
07/21/2021	108	3001	GISD	SUMMER TAX DISB 7.1.21 - 7.19.21	40,916.96

Check Date	Bank	Check	Vendor Name	Description	Amount
07/21/2021	108	3002	HARTLAND CONSOLIDATED SCHOOLS	SUMMER TAX DISB 7.1.21 - 7.19.21	109,246.66
07/21/2021	108	3003	LESA	SUMMER TAX DISB 7.1.21 - 7.19.21	35,748.05
07/21/2021	108	3004	LINDEN COMMUNITY SCHOOLS	SUMMER TAX DISB 7.1.21 - 7.19.21	45,269.58
07/21/2021	108	3005	LIVINGSTON COUNTY TREASURER	SUMMER TAX DISB 7.1.21 - 7.19.21	622,504.65
07/21/2021	108	3006	THE STATE BANK	2021 Sum Tax Refund 4704-09-201-006	1,467.15
07/21/2021	108	3007	THE STATE BANK	2021 Sum Tax Refund 4704-09-402-056	286.68
07/21/2021	108	3008	THE STATE BANK	2021 Sum Tax Refund 4704-09-402-010	1,667.20
07/21/2021	108	3009	TYRONE TOWNSHIP	MOVE INTEREST TO GF	222.33
08/03/2021	108	3010	FENTON SCHOOLS	SUMMER TAX DISB 7.21.21 - 7.28.21	28,171.35
08/03/2021	108	3011	GISD	SUMMER TAX DISB 7.21.21 - 7.28.21	10,459.06
08/03/2021	108	3012	HARTLAND CONSOLIDATED SCHOOLS	SUMMER TAX DISB 7.21.21 - 7.28.21	1,361.14
08/03/2021	108	3013	LESA	SUMMER TAX DISB 7.21.21 - 7.28.21	10,575.17
08/03/2021	108	3014	LINDEN COMMUNITY SCHOOLS	SUMMER TAX DISB 7.21.21 - 7.28.21	7,398.61
08/03/2021	108	3015	LIVINGSTON COUNTY TREASURER	SUMMER TAX DISB 7.21.21 - 7.28.21	139,102.16
08/03/2021	108	3016	SILK ABSTRACT COMPANY	2021 Sum Tax Refund 4704-09-202-004	120.03
08/24/2021	108	3017	1ST NATIONAL BANK	2021 Sum Tax Refund 4704-12-200-018	2,489.94
08/24/2021	108	3018	FENTON SCHOOLS	SUMMER TAX DISB 7.29.21 - 8.16.21	21,918.92
08/24/2021	108	3019	GISD	SUMMER TAX DISB 7.29.21 - 8.16.21	19,578.17
				IFT TAX DISB 7.29.21 - 8.16.21	14.61
					<u>19,592.78</u>
08/24/2021	108	3020	HARTLAND CONSOLIDATED SCHOOLS	SUMMER TAX DISB 7.29.21 - 8.16.21	7,809.55
08/24/2021	108	3021	LESA	SUMMER TAX DISB 7.29.21 - 8.16.21	14,638.05
08/24/2021	108	3022	LINDEN COMMUNITY SCHOOLS	SUMMER TAX DISB 7.29.21 - 8.16.21	57,905.91
				IFT TAX DISB 7.29.21 - 8.16.21	194.68
					<u>58,100.59</u>
08/24/2021	108	3023	LIVINGSTON COUNTY TREASURER	SUMMER TAX DISB 7.29.21 - 8.16.21	274,911.89
				IFT TAX DISB 7.29.21 - 8.16.21	232.88
					<u>275,144.77</u>
08/24/2021	108	3024	STATE OF MICHIGAN	IFT TAX DISB 7.29.21 - 8.16.21	119.15
08/24/2021	108	3025	TYRONE TOWNSHIP	IFT TAX DISB 7.29.21 - 8.16.21	5.61
08/24/2021	108	3026	WESTCOR LAND TITLE INSURANCE CO	2021 Sum Tax Refund 4704-19-301-021	561.02
					<u><u>1,526,560.15</u></u>
108 TOTALS:					
Total of 27 Checks:					1,526,560.15
Less 0 Void Checks:					0.00
Total of 27 Disbursements:					<u>1,526,560.15</u>
Bank 203 TRUST & AGENCY 701 CKG					
07/21/2021	203	1918	CARLISLE/WORTMAN ASSOCIATES, INC	PLANNER SERVICES	1,160.00
				PLANNER SERVICES	600.00
				PLANNER SERVICES	80.00
				PLANNER SERVICES	230.00
					<u>2,070.00</u>
07/21/2021	203	1919	LIVINGSTON COUNTY TREASURER	SPECIFIC MOBILE HOME SET TAX - JUNE 2021	2,185.00
07/21/2021	203	1920	TYRONE TOWNSHIP	SPECIFIC MOBILE HOME SET TAX - JUNE 2021	437.07
07/29/2021	203	1921	TYRONE HISTORICAL SOCIETY	BOOK SALES	485.00
08/17/2021	203	1922	LIVINGSTON COUNTY TREASURER	SPECIFIC MOBILE HOME SET TAX - JULY 2021	2,202.50
08/17/2021	203	1923	TYRONE TOWNSHIP	SPECIFIC MOBILE HOME SET TAX - JULY 2021	440.56

08/31/2021 01:13 PM
User: MHUSTED
DB: Tyrone

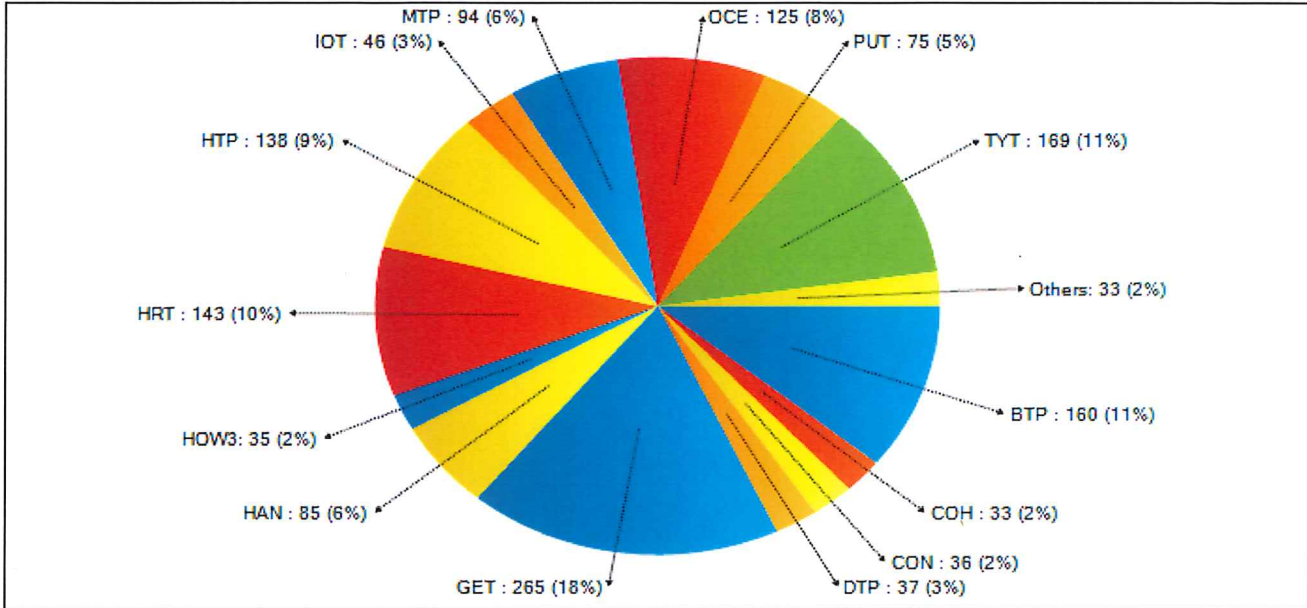
CHECK REGISTER FOR TYRONE TOWNSHIP
CHECK DATE FROM 07/15/2021 - 08/31/2021

Check Date	Bank	Check	Vendor Name	Description	Amount
08/31/2021	203	1924	CARLISLE/WORTMAN ASSOCIATES, INC	PLANNER REVIEW	300.00
				PLANNER	790.00
				PLANNER	50.00
					<u>1,140.00</u>
203 TOTALS:					
Total of 7 Checks:					8,960.13
Less 0 Void Checks:					0.00
Total of 7 Disbursements:					<u>8,960.13</u>
<hr/>					
REPORT TOTALS:					
Total of 92 Checks:					1,891,323.01
Less 7 Void Checks:					38,305.56
Total of 85 Disbursements:					<u>1,853,017.45</u>

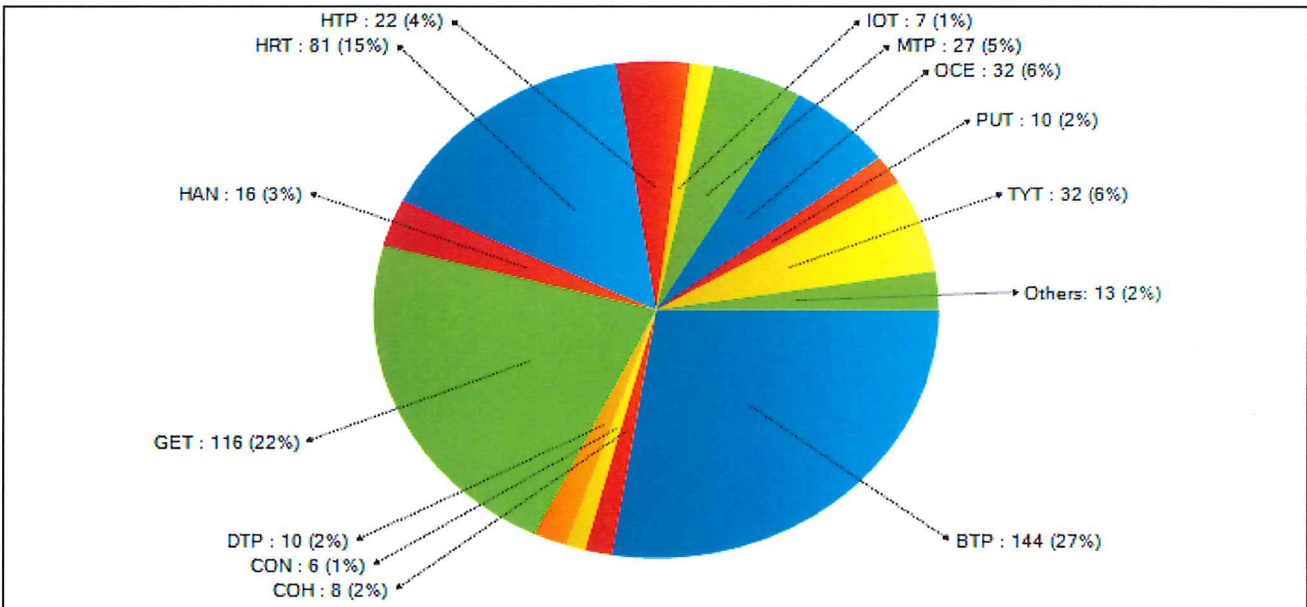
COMMUNICATION #1

Livingston County Sheriff Report – July 2021

**LIVINGSTON COUNTY SHERIFF'S OFFICE
JULY 2021 CALLS FOR SERVICE**



**MICHIGAN STATE POLICE
JULY 2021 CALLS FOR SERVICE**



**LIVINGSTON COUNTY SHERIFF'S OFFICE
TYRONE TOWNSHIP JULY 2021**

Nature	# Events
911 HANG UP	2
ABANDONED VEHICLE	1
ALARM	10
ANIMAL COMPLAINT	7
ASSIST EMS	13
ASSIST FIRE DEPARTMENT	6
ASSIST OTHER AGENCY	2
ATV COMPLAINT	1
BURGLARY REPORT ONLY	1
CHILD OR ADULT ABUSE/NEGLECT	1
CITIZEN ASSIST	14
CIVIL COMPLAINT	5
CO ALARM/ OR INVESTIGATION	1
CRIMINAL SEXUAL CONDUCT REPORT	1
DISTURBANCE/TROUBLE	3
DOMESTIC PHYSICAL IN PROGRESS	3
DOMESTIC VERBAL	4
FRAUD	1
HAZARD	4
HEMORHAGE/LACERATION	1
HIT AND RUN ACCIDENT	1
INTIMIDATION THREATS HARASSMEN	4
JUVENILE COMPLAINT	2
LOCKOUT	2
LOST/FOUND ANIMAL INFORMATION	1
MDOP	4
MOTORIST ASSIST	6
NOISE COMPLAINTS	5
ORDINANCE INVESTIGATION	1
PARKING COMPLAINTS	1
PDA	10
PIREF (REFUSE EMS)	1
PUBLIC SERVICE	1
SHOTS FIRED	5
SOLICITOR COMPLAINT	1
SUICIDAL SUBJECT	2
SUSPICIOUS SITUATION	6
SUSPICIOUS VEHICLE	3
TRAFFIC STOP	1
TREE HAZARD	4
TRESSPASSING, LOITERING	3
UNATTENDED DEATH PRI 3/INVEST	1
UNKNOWN ACCIDENT	1
UNKNOWN MEDICAL PROBLEM	1
VEHICLE FIRE	1
WELFARE CHECK	14
TOTAL:	163

TYRONE TOWNSHIP

<u>MONTH</u>	<u>CALLS FOR SERVICE</u>	<u>TICKETS WRITTEN</u>	<u>ARRESTS</u>
JANUARY	116	8	2
FEBRUARY	101	10	4
MARCH	102	8	2
APRIL	138	21	0
MAY	112	27	7
JUNE	163	24	3
JULY	163	19	3
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	895	117	21

<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	71	28:30	89	22:16	160
COHOCTAH	7	20:03	26	24:16	33
CONWAY	17	36:53	19	24:56	36
DEERFIELD	11	55:22	26	21:29	37
GENOA	97	26:09	168	18:33	265
HANDY	41	25:24	44	33:38	85
HARTLAND	58	30:31	85	23:12	143
HOWELL	54	23:44	84	21:53	138
IOSCO	22	51:58	24	31:05	46
MARION	37	27:21	57	26:35	94
OCEOLA	58	20:46	67	24:00	125
PUTNAM	47	22:58	28	28:53	75
TYRONE	108	17:36	61	35:05	169

BRIGHTON		COHOCTAH		CONWAY		DEERFIELD		GENOA		HANDY		HARTLAND	
<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>		<u>CALLS FOR SERVICE</u>		<u>CALLS FOR SERVICE</u>	
JANUARY	112	JANUARY	29	JANUARY	26	JANUARY	41	JANUARY	240	JANUARY	53	JANUARY	132
FEBRUARY	110	FEBRUARY	26	FEBRUARY	24	FEBRUARY	34	FEBRUARY	221	FEBRUARY	67	FEBRUARY	111
MARCH	109	MARCH	36	MARCH	29	MARCH	26	MARCH	260	MARCH	41	MARCH	119
APRIL	114	APRIL	37	APRIL	15	APRIL	23	APRIL	233	APRIL	53	APRIL	127
MAY	113	MAY	22	MAY	12	MAY	35	MAY	269	MAY	73	MAY	134
JUNE	165	JUNE	25	JUNE	20	JUNE	35	JUNE	255	JUNE	72	JUNE	121
JULY	156	JULY	33	JULY	36	JULY	37	JULY	261	JULY	85	JULY	141
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	879	208	162	231	1739	444	885						

<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>	
JANUARY	22	JANUARY	0	JANUARY	3	JANUARY	2	JANUARY	48	JANUARY	14	JANUARY	44
FEBRUARY	20	FEBRUARY	6	FEBRUARY	5	FEBRUARY	5	FEBRUARY	40	FEBRUARY	17	FEBRUARY	33
MARCH	21	MARCH	5	MARCH	4	MARCH	9	MARCH	52	MARCH	17	MARCH	27
APRIL	25	APRIL	2	APRIL	3	APRIL	9	APRIL	50	APRIL	9	APRIL	58
MAY	24	MAY	1	MAY	2	MAY	6	MAY	39	MAY	20	MAY	41
JUNE	19	JUNE	5	JUNE	1	JUNE	1	JUNE	27	JUNE	18	JUNE	20
JULY	38	JULY	3	JULY	1	JULY	7	JULY	39	JULY	15	JULY	36
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	169	22	19	39	295	110	259						

<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>	
JANUARY	0	JANUARY	1	JANUARY	1	JANUARY	1	JANUARY	4	JANUARY	1	JANUARY	5
FEBRUARY	1	FEBRUARY	0	FEBRUARY	2	FEBRUARY	1	FEBRUARY	8	FEBRUARY	2	FEBRUARY	4
MARCH	2	MARCH	1	MARCH	0	MARCH	3	MARCH	5	MARCH	2	MARCH	2
APRIL	0	APRIL	0	APRIL	0	APRIL	0	APRIL	11	APRIL	2	APRIL	2
MAY	7	MAY	0	MAY	0	MAY	1	MAY	9	MAY	3	MAY	5
JUNE	2	JUNE	0	JUNE	0	JUNE	1	JUNE	4	JUNE	1	JUNE	3
JULY	3	JULY	1	JULY	0	JULY	1	JULY	7	JULY	3	JULY	2
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
YTD TOTAL:	15	3	3	8	48	14	23						

HOWELL		IOSCO		MARION		OCEOLA		PUTNAM		TYRONE	
<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>		<u>CALLS FOR SERVICE</u>	
JANUARY	108	JANUARY	28	JANUARY	71	JANUARY	109	JANUARY	56	JANUARY	116
FEBRUARY	115	FEBRUARY	25	FEBRUARY	72	FEBRUARY	108	FEBRUARY	55	FEBRUARY	101
MARCH	115	MARCH	26	MARCH	78	MARCH	86	MARCH	70	MARCH	102
APRIL	123	APRIL	22	APRIL	57	APRIL	86	APRIL	47	APRIL	138
MAY	119	MAY	24	MAY	75	MAY	114	MAY	72	MAY	112
JUNE	119	JUNE	28	JUNE	110	JUNE	110	JUNE	70	JUNE	163
JULY	135	JULY	45	JULY	91	JULY	121	JULY	75	JULY	163
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	834		198		554		734		445		895

<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>		<u>TICKETS WRITTEN</u>	
JANUARY	54	JANUARY	5	JANUARY	10	JANUARY	39	JANUARY	5	JANUARY	8
FEBRUARY	42	FEBRUARY	4	FEBRUARY	9	FEBRUARY	23	FEBRUARY	6	FEBRUARY	10
MARCH	51	MARCH	5	MARCH	18	MARCH	32	MARCH	8	MARCH	8
APRIL	39	APRIL	3	APRIL	7	APRIL	35	APRIL	3	APRIL	21
MAY	31	MAY	11	MAY	16	MAY	100	MAY	2	MAY	27
JUNE	62	JUNE	3	JUNE	12	JUNE	52	JUNE	4	JUNE	24
JULY	52	JULY	3	JULY	13	JULY	69	JULY	6	JULY	19
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	331		34		85		350		34		117

<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>		<u>ARRESTS</u>	
JANUARY	13	JANUARY	0	JANUARY	1	JANUARY	4	JANUARY	1	JANUARY	2
FEBRUARY	9	FEBRUARY	1	FEBRUARY	6	FEBRUARY	3	FEBRUARY	0	FEBRUARY	4
MARCH	4	MARCH	1	MARCH	2	MARCH	2	MARCH	5	MARCH	2
APRIL	13	APRIL	0	APRIL	1	APRIL	6	APRIL	0	APRIL	0
MAY	2	MAY	1	MAY	1	MAY	2	MAY	0	MAY	7
JUNE	3	JUNE	2	JUNE	3	JUNE	4	JUNE	0	JUNE	3
JULY	4	JULY	0	JULY	2	JULY	1	JULY	1	JULY	3
AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0	AUGUST	0
SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0
OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0	OCTOBER	0
NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0	NOVEMBER	0
DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0	DECEMBER	0
	48		5		16		22		7		21

COMMUNICATION #2

Planning Commission Meeting & Public Hearing
Synopsis- August 10, 2021

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING SYNOPSIS
August 10, 2021 7:00 p.m.**

**Note: This meeting was held at the Tyrone Township Hall
Note: This meeting was recessed at 7:30 pm for a public hearing**

PRESENT: Kurt Schulze, Jon Ward, Dan Stickel, and Rich Erickson

ABSENT: Perry Green, Steve Krause, and Bill Wood

OTHERS PRESENT: Ross Nicholson

CALL TO ORDER: The meeting was called to order at 7:05 pm by Chairman Stickel.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: Chairman Stickel asked if there were any public comments not relating to an item on the agenda. Several public comments were received.

APPROVAL OF THE AGENDA: Approved as presented.

APPROVAL OF THE MINUTES:

- 1) 04/13/2021 Regular Meeting Minutes: Approved as presented.
- 2) 05/11/2021 Regular Meeting Minutes: Approved as presented.

OLD BUSINESS:

- 1) **Lake Urban Crossing Preliminary PUD:** The Planning Commission brought up the application documents and latest site plan up on the overhead screens. The applicant and authorized agent provided the Planning Commission and public in attendance with an overview and summary of their proposal. The Planning Commission briefly discussed the application. Chairman Stickel recessed the regular meeting and held a public hearing beginning at 7:31 pm to receive public comments regarding the proposed preliminary Planned Unit Development application. Public comments were received regarding concerns about potential impacts to property values, wildlife/environment, traffic, road conditions, stormwater runoff, loss of rural character, expansion of the public sanitary sewer system, etc... The public hearing was closed at 8:54 pm. Chairman Stickel resumed the regular meeting. No action was taken.

NEW BUSINESS:

- 1) **Vale Royal Barn Special Land Use Amendment:** The item was deferred.

CALL TO THE PUBLIC: Several public comments were received.

MISCELLANEOUS BUSINESS:

ADJOURNMENT: The meeting was adjourned at 9:04 by Chairman Stickel.

COMMUNICATION #3

Planning Commission Meeting Synopsis-
August 18, 2021

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING SYNOPSIS
August 18, 2021 6:00 p.m.**

This meeting was held at the Tyrone Township Hall

Present: Kurt Schulze, Jon Ward, Rich Erickson, and Steve Krause

Absent: Dan Stickel, Bill Wood, and Perry Green

Others Present: Karie Carter and Zach Michels (CWA)

APPROVAL OF THE AGENDA: Approved the agenda as presented.

OLD BUSINESS: None.

NEW BUSINESS:

1. Vale Royal Barn Special Land Use Amendment

Zach Michels went over his review and answered questions from the Planning Commission. The Special Land Use Amendment was approved contingent upon a few changes to the site plan.

CALL TO THE PUBLIC:

The Planning Commission heard from a few members of the public.

MISCELLANEOUS BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 7:05 P.M.

COMMUNICATION #4

Planning Commission Approved Meeting &
Public Hearing Minutes- April 13, 2021

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
MINUTES
April 13, 2021**

Note: This meeting was held via electronic remote access (Zoom)

PRESENT: Chairman Dan Stickel, Vice-Chairman Kurt Schulze, Commissioners Rich Erickson, Jon Ward, Steve Krause, and Bill Wood

ABSENT: Commissioner Perry Green

OTHERS PRESENT: Ross Nicholson & Zach Michels (Carlisle Wortman Associates, Inc.)

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:02 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Vice-Chairman Schulze moved to approve the agenda as presented, Commissioner Krause supported it. The motion carried.

Chairman Stickel explained that they would not be voting on anything discussed at tonight's meeting. According to the ordinance, they have to hold a public hearing for all of these applications before they can vote on them. Depending on how things go with tonight's meeting, they may be able to schedule that public hearing for their May Planning Commission meeting. At the end of the meeting, the public will have an opportunity to speak if they'd like. Each person will be permitted to speak just once, for no longer than three minutes. He also stated that their planning consultant, Zach Michels of Carlisle Wortman Associates, Inc., was present at the meeting and he is the one who completed the reviews.

OLD BUSINESS:

- 1) **Newman TTP Rezoning (Parcel #4704-17-400-007):** Chairman Stickel shared his screen to show the review letter from Carlisle Wortman and asked Zach Michels to discuss his review. Mr. Michels explained that they were there to discuss a rezoning. The general process is the Planning Commission will hold a public hearing; the Planning Commission then votes on a recommendation to the Township Board. The Township's recommendation is also reviewed by the Livingston County Planning Commission, and the Township Board is responsible for adopting or not adopting the zoning map amendment. This is a request to rezone from FR (Farming Residential) to M-2 (Heavy Industrial). The request is to allow for future development of the site. There are site plan and special land use applications submitted for an asphalt mixing plant and warehouse use. There are several different types of zoning map amendments. There are conditional zoning map amendments. In those cases, an applicant can place conditions on it. This one

has been submitted as just a regular zoning map amendment, so there are no conditions, and the Township cannot impose conditions as part of the approval process. Because there is a proposed use for this property, he wanted to be sure everyone understood that if rezoned, it could be used for any of the permitted uses or special land uses in the district. It doesn't have to be used as proposed.

He continued to read over the report, explaining all of the permitted principal uses, permitted accessory uses, and special land uses for the proposed zoning district.

He went over a summary of the existing and proposed zoning. He explained the zoning map amendment process. He gave a quick summary of their comments on the report.

He summarized the remainder of the report, which is available on the township's website.

He summarized the special land use request and explained that it would only be considered if the zoning map amendments were approved. He explained the Planning Commission is the body to make the recommendation, and the Township Board is the body that takes action on the recommendation.

Commissioner Krause felt that the application was lacking a lot of necessary information. Chairman Stickel noted that Mr. Michel's report was very well done and he did a great job finding any issues that needed to be resolved.

Chairman Stickel gave Ross Nicholson a list of items that he'd like to see from the applicant. This included a phase one and two environmental impact study, an engineering review, a review and approval from the Drain Commission, an EGLE review and approval, a review from the LCRC regarding all of the truck traffic, and a report on the impact on adjacent property values (a realtor analysis). Vice-Chairman Schulze suggested a report from the Fire Chief regarding asphalt plant fires and/or environmental accidents.

- 2) **Newman TTP Rezoning (Parcel #4704-17-400-001):** Mr. Michels read through the review letter he had prepared and he and the Planning Commission discussed the review.
- 3) **Capital Asphalt Special Land Use:** The review letter was summarized by Mr. Michels and discussed with the Planning Commission. It was decided that more items were needed from the applicant before further discussion and consideration of the application.

NEW BUSINESS: None

CALL TO THE PUBLIC: Chairman Stickel opened the public hearing at 8:24 pm. The Planning Commission heard questions and received comments presented by residents and other members of the public. The questions and comments pertained primarily to concerns regarding the applications for rezoning and special land use which are currently being reviewed by the Planning Commission.

ADJOURNMENT: The meeting was adjourned at 9:02 pm by Chairman Stickel.

COMMUNICATION #5

Planning Commission Approved Meeting &
Public Hearing Minutes- May 11, 2021

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
MINUTES
May 11, 2021**

Note: This meeting was held via electronic remote access (Zoom)

PRESENT: Chairman Dan Stickel, Vice-Chairman Kurt Schulze, Commissioners Rich Erickson, Steve Krause, and Bill Wood

ABSENT: Commissioners Perry Green & Jon Ward

OTHERS PRESENT: Ross Nicholson, Karie Carter & Zach Michels (Carlisle Wortman Associates, Inc.)

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:04 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Chairman Stickel moved to change the order of the agenda to place the New Business first. Commissioner Krause supported. The motion carried.

APPROVAL OF THE MINUTES: 01/12/2021 Regular Meeting & Public Hearing Minutes. Vice-Chairman Schulze moved to approve the minutes, Commissioner Krause supported, the motion carried.

NEW BUSINESS:

- 1) **Lake Urban Crossing Preliminary PUD Plan:** An application was received for a concept review of a preliminary Planned Unit Development plan, which was submitted by David McClane of AMAG, LLC. The Planning Commission received a review letter from their planner, Zach Michels of Carlisle Wortman, as well. Chairman Stickel said that he would give the floor to the applicant to discuss their application and then they would hear from Mr. Michels regarding his review.

Chairman Stickel shared his screen and the applicants began their discussion. They introduced themselves: Wilson Lahoud, Lino Kaspar, and Rade Beslac. They began by discussing the site plan. Mr. Lahoud explained that he was very excited to be introducing this project in Tyrone Township. He started working on this two to three years ago, and he feels that he finally came up with something that would please the Township and he can begin developing the property. One of their biggest challenges is all of the water on the property. They explained multiple ideas they had for developing the property. They have 47 ½ acres of water, so 1/3 of the property is water. The beauty of the water is what will attract people to this development, so they'd want to preserve as much of it as possible.

Vice-Chairman Schulze asked how they would mark off the open space. The applicants explained that when someone buys a unit or lot, they get a condo document with a map that shows all of the open space. In the past, they've posted signage indicating designated conservation areas. Schulze asked about the procedure for maintaining those open spaces in the future when the builders are no longer part of the development and there is an HOA in place. The applicants stated it would be in the Master Deed. The HOA will be charged with maintaining and enforcing violations of the open space. Chairman Stickel asked for an Open Space Plan with the requirements based on the Zoning Ordinance.

Commissioner Bill Wood asked if he were to buy one of the lake lots, would he be permitted to put a boat dock in. The applicants stated that would be something that would be written into the bylaws. Everyone would be allowed one dock per property. It would be a non-motorized lake, so only boats like canoes, kayaks, and paddleboats would be permitted. Commissioner Wood said they've designated that whole shoreline for open space, and then they're going to allow a dock to be put in. It is difficult for that to stay natural and preserved. That's the most important part of buying the lake lot is using the frontage, and they're restricting it. Mr. Lahoud said many people want the lakefront for the views, the serenity, and all the wildlife, not for boating. Chairman Stickel advised the applicants not to designate the shoreline as open space. They also discussed the designated open space for the back yards. Chairman Stickel wanted to know if it was something that the homeowners could slowly chip away at and expand their yards eventually.

Zach Michels explained there were mechanisms for preservation of the areas in addition to the Master Deed & Bylaws or having the HOA enforce. If the state of Michigan has an easement on it, they require that signs be posted around the boundary of the area. They do inspections to be sure the area is still conserved. There are also non-profit land preservation entities that could be the trustee of the space, and they will come out at least every year to be sure that the areas that are supposed to be preserved are still being preserved. Chairman Stickel said that something a little stronger than the HOA promising to police it would be necessary.

Commissioner Erickson asked if EGLE has looked into this and if they're protected wetlands. Some of these lots have more than half their lot as wetlands. If they're counting it as open space, maybe the lot size needs to be reduced. Maybe they should provide a parallel plan that addresses all of the Planning Commission's questions. Michels suspects these are state-regulated wetlands. State-regulated wetlands are wetlands that are more than five acres in area and are connected to a body of water of the State of Michigan, and he believes these would meet all these criteria since they're connected to the lake down below. He is certain that EGLE would be interested in this. The applicants said they will provide reports on the wetlands.

Chairman Stickel summarized the information they need from the applicants. This included a parallel plan, an open space plan, and a road funding and maintenance plan. He said there needs to be more discussion about the open space and how it will be protected. Commissioner Wood asked what was going to be done with the last three lots to the north. The applicants stated they may put a cul-de-sac in and decide whether to keep it as one lot or divide it; something that will keep the fire department happy. Chairman Stickel said he thinks they shouldn't use the shorelines as open space and they should find open space elsewhere on the site.

Mr. Lahoud asked if they should go ahead with R-2 zoning on the whole site. Chairman Stickel said he felt that would be easier than trying to throw an LK-1 right in the middle of the development. Mr. Michels said that if it's going to be developed as a PUD, he doesn't think a zoning map amendment is necessary because the parallel plan is based on the future land use map. If anything were going to be changed to swing the number of units, it would be that future land use map. Chairman Stickel said this was a very challenging site and the PUD approach would be the best way to get it developed.

Commissioner Krause asked about where the sewer line would be. The applicant indicated that there was an existing manhole at the very north property line running east and west. They will build a pump station at the north end of the development and bore under the lake. If they can buy more units, they would like the entire development to be served by sewer.

Chairman Stickel acknowledged that some of the public wanted to speak, so he allowed them to do so.

NEW BUSINESS:

Master Plan Preparation: Mr. Michels explained the purpose of a Master Plan. He said it's very important for planning & zoning. The State of Michigan says you have to review your Master Plan every five years to determine if it's still good or if it needs some adjustments made to it or needs to be completely redone. It informs what you're trying to do with your zoning ordinance. It also helps provide guidance for decision-makers. It's a road map for what you want to be as a community in twenty years with some rough guidance on how to get there. It's good to have community involvement when creating the Master Plan. There has to be at least one public hearing for a Master Plan. A lot of communities will do surveys, as well. He continued to explain the master planning process. He said that as the Township planner he needs to know how big or small of changes need to be made. Are there particular things that are not in the Master Plan that they want in there? How much public engagement do they want? Chairman Stickel said he would first like to trust Mr. Michel's expertise with what has worked in the past with other communities. He said he would like as much public participation as possible, such as public hearings, visioning sessions, maybe even a Zoom meeting. Vice-Chairman

Schulze asked for some analysis done on where Mr. Michels thinks they need to address some of the Master Plan issues that were brought up by residents during the asphalt plant meetings. Also, maybe they can address the fact that there are no parks in Tyrone Township. Maybe they can take a look at a plan for a park in the future. He is interested in how they want to look at things in the future especially in regards to heavy manufacturing. If people are totally against that type of zoning, that's something they should at least address in the Master Plan. Chairman Stickel asked if they could just remove any zoning districts that they don't have from the Master Plan. There are no M-2 zoning districts in the Township; can that just be removed from the zoning map and say we're never going to use that zoning? Mr. Michels explained if you've determined that there is not a use for that zoning in the community you don't have to provide a space for it. If there is something you don't want but it is a necessity in the community, such as a gas station, you can't just take gas stations out. Commissioner Krause said he like to see them not have the heavy industrial district in the Master Plan at all. Mr. Michels stated that "rural character" means something different to some communities. One way to help with this is to send out picture preference surveys – show different examples of rural settings and allow the public to vote. They can do a similar survey for commercial developments and this can provide guidance for applicants. Vice-Chairman Schulze said that from the perspective of "inclusive" we want to be sure we don't appear as a gated community; we are a welcoming community. While we want to maintain the rural perspective, we also need to acknowledge that we are close to urban areas and expressways, and we want to be part of the process.

CALL TO THE PUBLIC: Chairman Stickel opened the public hearing at 8:45 pm. He asked that the public keep their comments or questions about the overall process of Master Planning. There will be opportunities in the future to get into specifics. The Planning Commission heard questions and comments from members of the public.

MISCELLANEOUS BUSINESS: The next workshop meeting will be held on Wednesday, May 19, 2021, beginning at 6:00 pm (to be held via Zoom teleconference).

ADJOURNMENT: The meeting was adjourned at 9:01 pm by Chairman Stickel.

NEW BUSINESS #1

Historic Town House Survey Responses



Carlisle | Wortman
ASSOCIATES, INC.

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

September 1, 2021

Town House Survey Responses for Tyrone Township, Michigan

INTRODUCTION

Tyrone Township officials contacted us to prepare and conduct a survey of Township residents regarding potential options for the future of the Old Historic Town House.

The Old Historic Townhouse was originally located on Hartland Road and was moved to 10408 Center Road in 1976 as part of US Bicentennial celebrations. The Township offices have recently moved from that location.

PREPARATION

We prepared and revised several basic questions to help provide guidance for Township officials.

In order to facilitate distribution of the survey to all Township residents as part of the summer tax bill mailing, we were limited to a single sheet of paper. *(A single sheet can be added to the mailing without increasing the postage costs.)*

With the limited space, it can often be a challenge to prioritize the questions and edit what information is provided as part of the questions.

For example, when asking whether one would prefer for the Township to move the Old Historic Town House, it is important to provide an idea of what that might cost. The cost, however, could vary greatly depending upon the ultimate destination. Additionally, it can be difficult to provide full details about the potential impact of a potential reduction of expenditures without an in-depth description of how public roads are funded and maintained in Livingston County.

It was our goal to prepare the least biased questions possible in order to provide meaningful guidance for the Township.

DISTRIBUTION AND COLLECTION

The Township Board held a special meeting to approve the printing of the surveys and their distribution as part of the summer tax bill mailing.

The surveys were included in each summer tax bill sent to a property owner within Tyrone Township.

All surveys were directed to the Township's Planner for processing.

To provide the greatest opportunity for participation, several options were provided for returning survey responses.

Completed surveys could be folded and mailed (*with postage required*) directly to the Township's Planner. Completed surveys could be scanned or photographed and sent directly to the Township's Planner's email. Completed surveys could be dropped off at the Township Hall for collection by the Township's Planner.

An online option was not provided due to differing internet access across the Township.

RESPONSES

A total of 610 survey responses were *received (86 by email, 524 by mail or dropped-off at the Township Hall)*.

Several surveys (*11*) did not include any identification, such as street address, parcel id, or name. Those responses were collected, but they are not included in the results of this report.

The response rate is greater than 13%, which is considered good for a broad public survey. (*Response rate was calculated as number of responses divided by number of surveys sent/parcels.*)

It should be noted that the response rate is likely significantly greater when accounting for the fact that many Township residents may receive multiple surveys because they own multiple properties.

The table below shows the number of responses received for each section of the Township.

Section 1	18	Section 7	9	Section 13	28	Section 19	46	Section 25	21	Section 31	11
Section 2	31	Section 8	18	Section 14	20	Section 20	5	Section 26	12	Section 32	5
Section 3	28	Section 9	46	Section 15	22	Section 21	11	Section 27	9	Section 33	5
Section 4	21	Section 10	25	Section 16	5	Section 22	5	Section 28	13	Section 34	29
Section 5	46	Section 11	24	Section 17	5	Section 23	12	Section 29	18	Section 35	15
Section 6	5	Section 12	16	Section 18	0	Section 24	3	Section 30	33	Section 36	10

The section number for one response was lost during processing.

SURVEY VERIFICATION

Each survey sent with a tax bill was printed with a unique number on a green sheet of paper with a watermark.

Additionally, each survey received was checked with Livingston County records to verify that the respondent was the property owner.

Except for the 11 surveys with no identification, we were able to confirm that all of the survey responses matched the known property owner.

QUESTIONS

A total of five specific questions and one open-ended question was included in the survey.

The specific questions posed several options about the potential location and ownership of the Old Historic Town House and potential funding options for several of those options.

Respondents were able to select “strongly agree,” “agree,” “disagree,” or “strongly disagree.” Of course, it was possible to not select any of the responses.

The questions asked are below.

The Old Historic Town House should remain at its current location, 10408 Center, conveyed to the new property owner who will maintain it consistent with its historic nature and make it available for Township residents to use and enjoy up to four times per year and use it as part of a new church at that location.

The Old Historic Town House should be sold to the Tyrone Township Historical Society for \$1.00. The Historical Society can then raise funds and move the building to any location they desire, including 8420 Runyan Lake Road. They can maintain it, use it, and make it available for public use.

The Old Historic Town House should be moved by the Township to the new Township Office location using funds from township, private/public group, or a combination of both. Such a move would cost roughly \$100,000 to \$200,000, but may cost more.

I would support a millage rate increase, special assessment, or other revenue increase for the Township to move, repair, and maintain the Old Historic Town House at the current Township Office location.

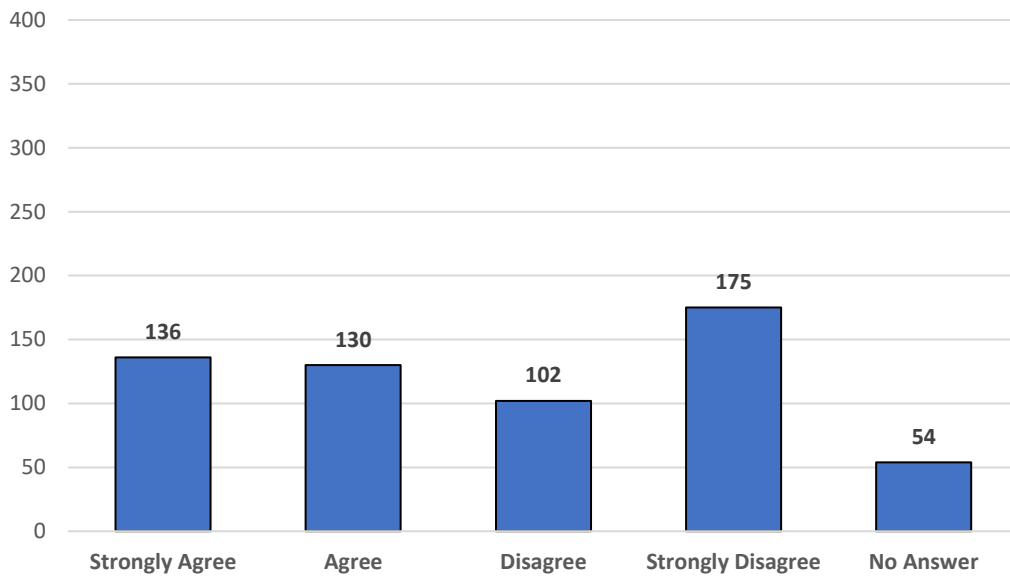
I would support reduction in other Township expenditures, such as roads or general government, for the Township to move, repair, and maintain the Old Historic Town House at the new Township Office location.

Please share any other thoughts or suggestions you have.

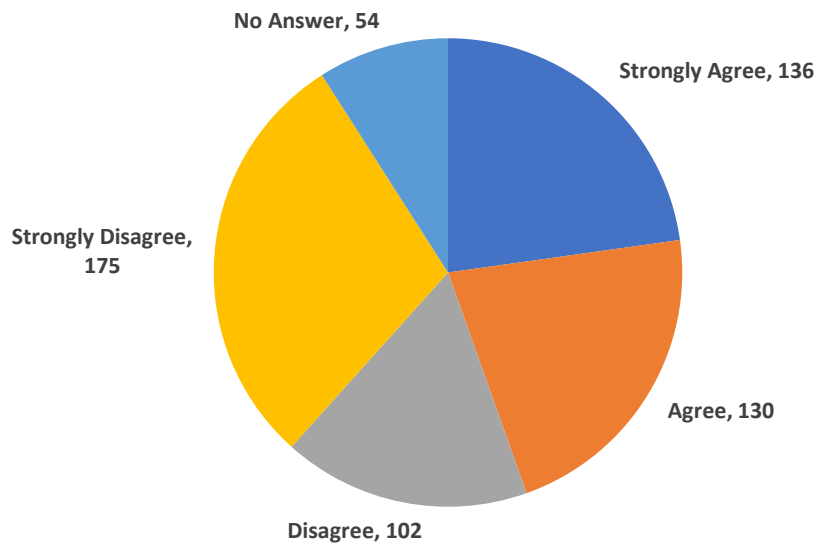
RESPONSES- QUESTION 1

The Old Historic Town House should remain at its current location, 10408 Center, conveyed to the new property owner who will maintain it consistent with its historic nature and make it available for Township residents to use and enjoy up to four times per year and use it as part of a new church at that location.

1) Remain at Current Location



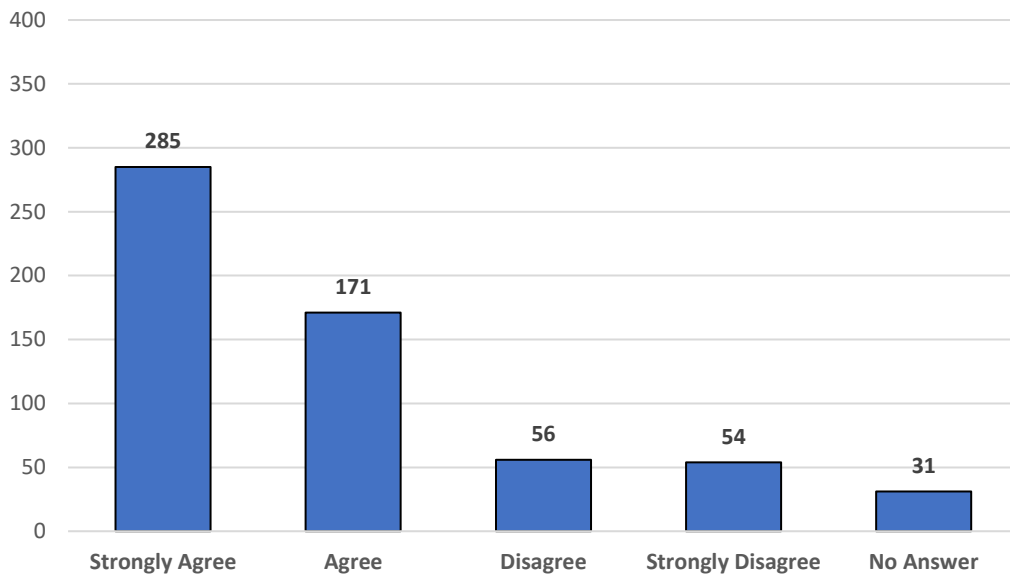
1) Remain at Current Location



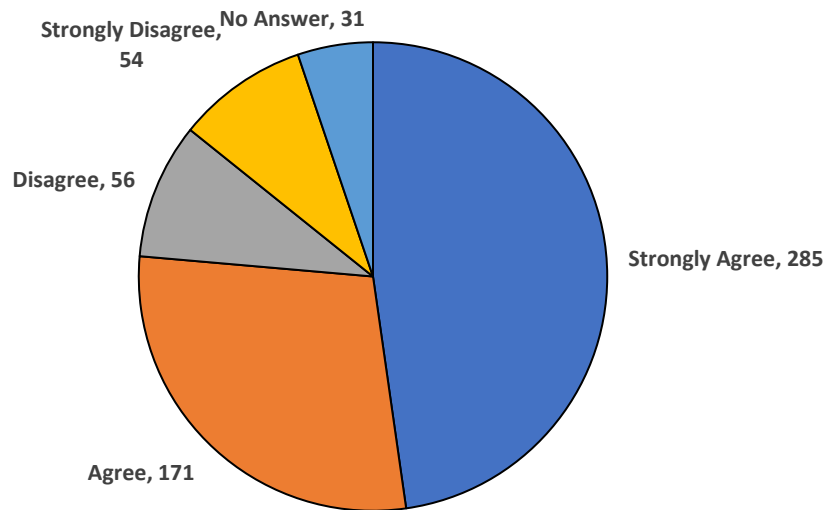
RESPONSES- QUESTION 2

The Old Historic Town House should be sold to the Tyrone Township Historical Society for \$1.00. The Historical Society can then raise funds and move the building to any location they desire, including 8420 Runyan Lake Road. They can maintain it, use it, and make it available for public use.

2) Sell to Historical Society



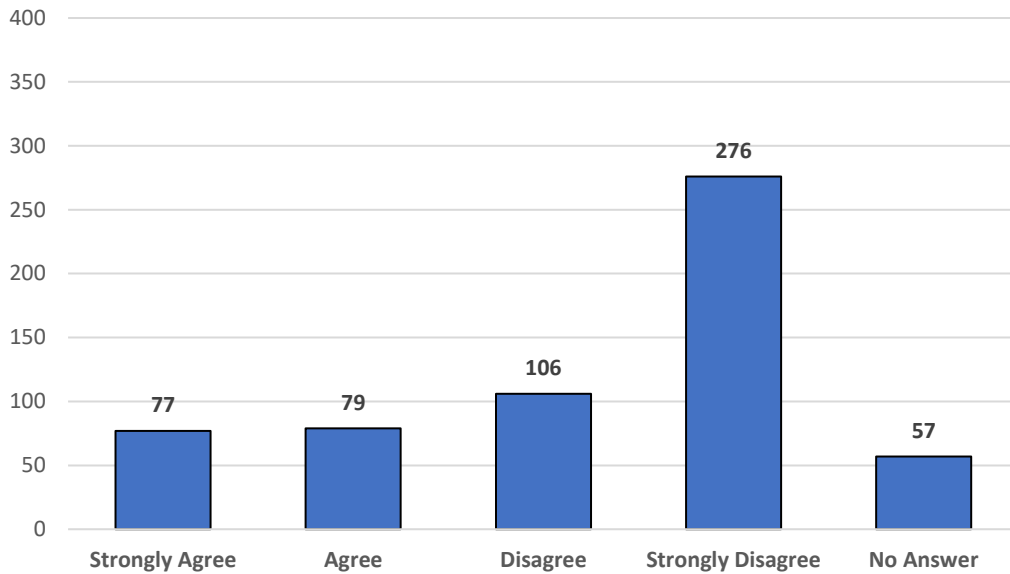
2) Sell to Historical Society



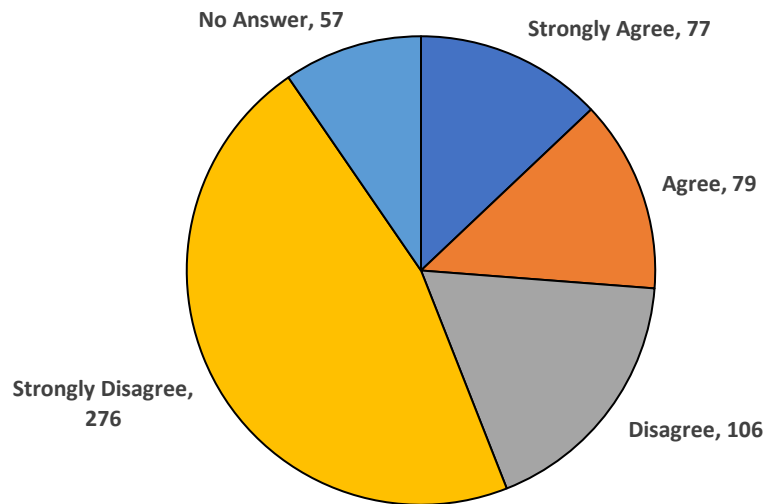
RESPONSES- QUESTION 3

The Old Historic Town House should be moved by the Township to the new Township Office location using funds from township, private/public group, or a combination of both. Such a move would cost roughly \$100,000 to \$200,000, but may cost more.

3) Moved by Township



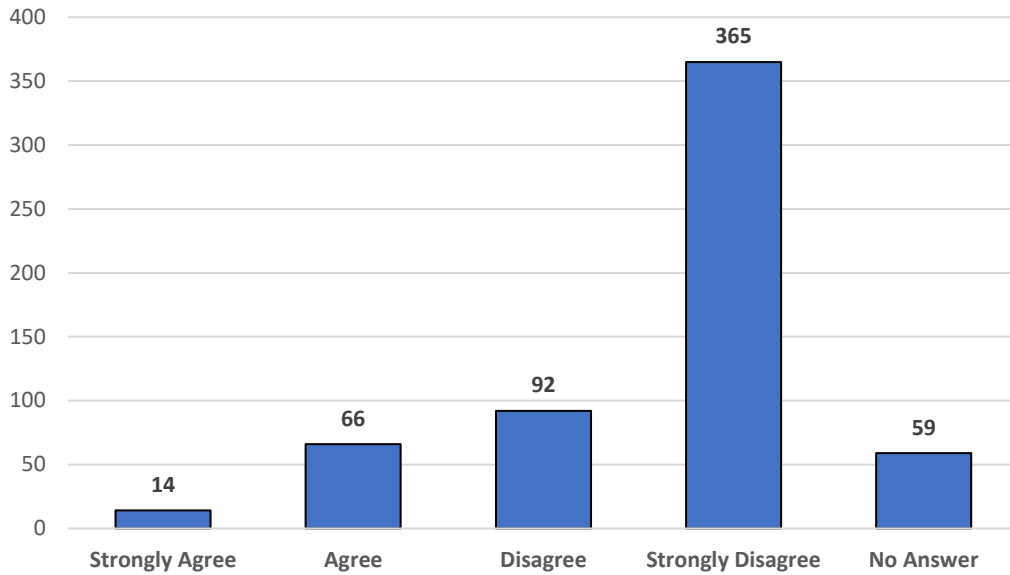
3) Moved by Township



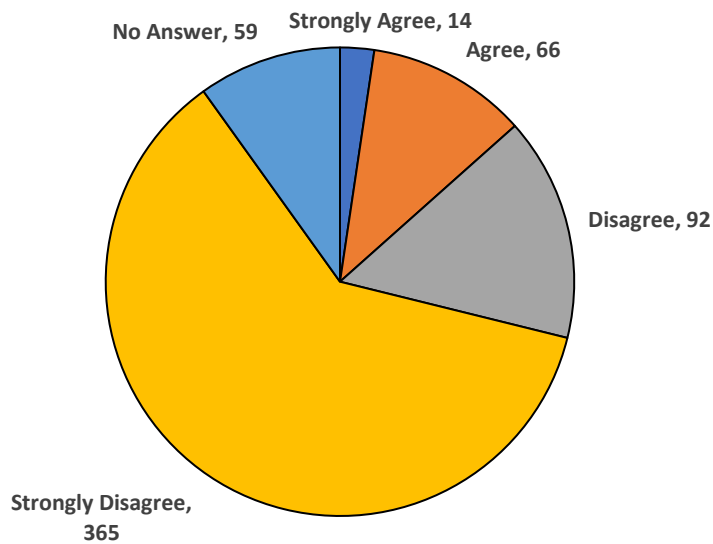
RESPONSES- QUESTION 4

I would support a millage rate increase, special assessment, or other revenue increase for the Township to move, repair, and maintain the Old Historic Town House at the current Township Office location.

4) Revenue Increase



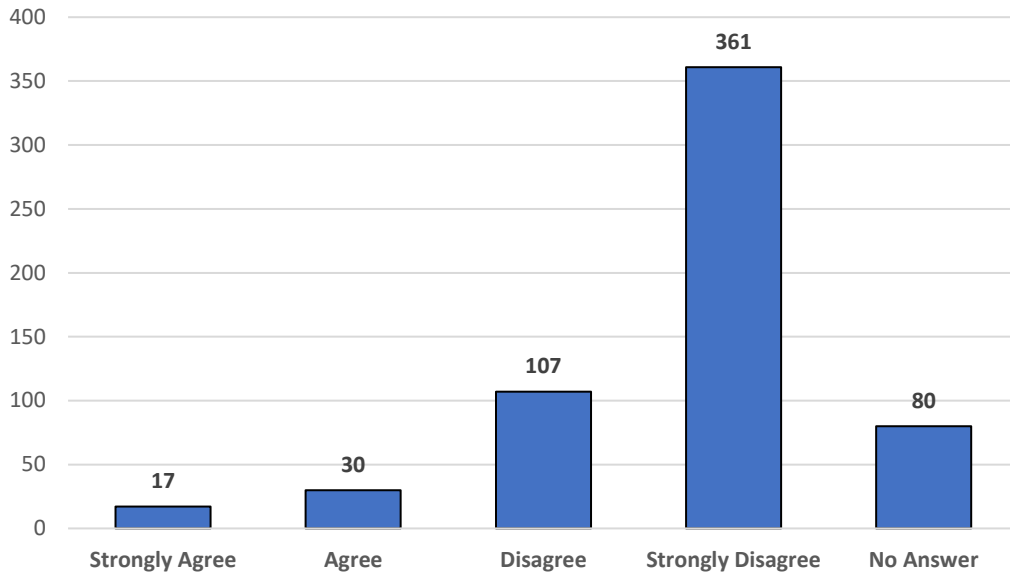
4) Revenue Increase



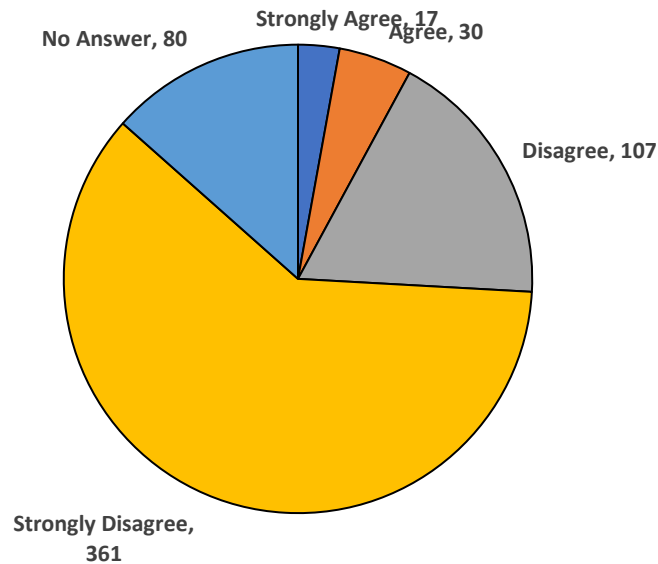
RESPONSES- QUESTION 5

I would support reduction in other Township expenditures, such as roads or general government, for the Township to move, repair, and maintain the Old Historic Town House at the new Township Office location.

5) Reduction in Expenditures



5) Reduction in Expenditures



RESPONSES- OPEN-ENDED QUESTION

Please share any other thoughts or suggestions you have.

Responses have been sorted into a couple of basic groups: general town house comments, ownership/location, money/funding, roads, and general comments. In some cases, responses might fit in several different groups, but have been placed in the most relevant group relative to the Town House. All comments have been included.

General Town House Comments

1. If we don't preserve this building, we have nothing that represents the Township's past. Let's make it an asset.
2. The Old Townhouse is township property and should be preserved.
3. We need to preserve the town hall.
4. We have so little history of this Township left (except maybe the cemeteries). Please save the Town House. PS- Do not take money from our roads.
5. We need to preserve our past. Once it is gone, it is gone forever.
6. We moved our house in 2004 from Fenton Township to Gaines Township across the railroad tracks 2 times, 6 miles, cost to move \$10,000, new basement \$10,000. House was 26 feet by 52 feet. Mover was fully insured and got it there in one piece. We didn't even unpack our stuff, stayed in house. It would be nice to give Historical Society some money toward this cause. Maybe some funds, made from the purchase of houses you fixed up and sold during the recession, with our money from the Township that was broke for so long.
7. We believe history is important to all of us.
8. Have the fire department do a training exercise and burn it down. Problem fixed.
9. Collaboration with the Historical Society, along with private citizens, private grants, fundraising, and using Township volunteers would be in everyone's best interest. Too bad the elected officials don't seem to be representing us "the taxpayers."
10. A historical property is very important in preserving heritage and community unity. We feel this should not come at a cost to current standards of living or create financial burden for those in hard times of with little extra. Please do not raise taxes or degrade quality of roads. Thank you for allowing our opinion to be heard and considered.
11. If it is moved, how can it be historical?
12. Tear it down. Nobody will go to see a useless, old relic like this.
13. Save Township Hall.
14. With taxes, insurance, and liability, I would donate to local fire department and let them practice burning it down.
15. The old historic Town House is more valuable than when it was moved for the Bicentennial in 1976.
16. No water, no bathrooms... Move? Why?
17. My family has lived in Tyrone Township since 1837, and I know the used the Town House. I think it is important to preserve history.
18. As long as I don't have to pay for it, I really don't care what happens to it. No tax increase. No contribution on my part. Raise money to pave Linden Road from Bennet to Center Road instead.
19. In my opinion, the next generations have little interest in history or artifacts. The historical supporters will literally die out!
20. Why do you think Lee Gordon's picture is on the wall? Preserve our history and provide leadership.
21. I could move and restore this building for less! But why? So we can store junk in it for 20 years?
22. "general government" for the last question. I appreciate our Township and Board, and it is more important than ever to preserve our history for our future residents. Let's embrace those who are willing to work toward this. It is so sad to go to a city/area with incredibly once beautiful, historical buildings that are dilapidated and in unrepairable condition. We are better than that! We care, so let's work together. :) :)
23. This should have been discussed and decided on by final sale of building.
24. We believe that the Township and residents can work on a resolution that is economical and fair that will save our historic Town House so that it can be used by future generations. But the Township needs to be on board for this to happen. Thank you. -> Would support millage as long as voted on by residents. -> Phrasing of last question is completely biased. It puts a very negative spin on the issue.
25. The Township should assist the Historical Society in any way possible, including working with them on allowing the Town House to be moved to 8420 Runyan Lake Road and encouraging a timeline that allows them to fundraise successfully.
26. Have you thought about turning it into a library/community center to use? Pave State Road!

Town House Survey Responses
September 1, 2021

27. Would like to know how the Town House would be made a part of a new church. Concern would be how it might lose its historic status. The current location is part of the history. Changes by the church could negatively effect its presence.
28. No one has used that old Town Hall in years, so why spend all that money to move and preserve it?
29. I would suggest that the Town House could be the nucleus of a historic site or outdoor museum, possibly with a nominal fee benefiting the Historical Society or the Township. It began its life at Hartland and Center Roads, when Hartland was US 23 (1926-1940) and M-65 before that), and it could now be visible from the current US 23.
30. This is the only historical building in Tyrone Township. It belongs to the residents. It needs to be preserved. The residents were not asked when Mike Cunningham spent one million cash for a new town hall. For once do something for the residents. The board is just fear mongering by threatening to increase taxes or stop maintaining the roads. You all voted yourselves a raise (pay) recently.
31. I believe it is important to maintain history and have the property available for use and enjoyment by the local taxpayers supporting it. I don't want it to fall into any private party who may for financial or priority reasons neglect this building in the future.
32. Hay rides. Rent it. Have parties there. Pony rides for kids on holidays. We need something as residents. Mike keeps getting himself comfy with raises every year for the staff. BS to that too. We have a crisis here! We as residents should benefit. Where's the idea of free wifi for our Township?
33. First, thank you for the opportunity to share some thoughts and personal memories. My name is XXXX. I grew up on Hartland Road roughly a mile south of the Town House's original location. I now live outside of Houston, Texas for forty years. I was transferred with my company, Kroger, in 1981. I do not refer to myself as a Texan but a displaced Michigander. A good "proxy" memory I have is the midterm elections in 1970. I voted absentee as I was in the Army. The Town House was a designated voting location. When my father went to vote that night, Carroll Becker informed him that "his boy" had voted absentee. I am sure it made him proud as he would share the story with me sometime later. So as the saying goes, yes, I do have a "dog in the fight." My concern, as I am sure others with their dog in the fight feel the same way. Some folks did not grow up in Tyrone, do not have a dog in the fight, and are ambivalent as to what really happens to the Historical Town House. Some of us feel strongly that it needs to be preserved, moved to the new location. We have a number of options as to how the move would be funded. All of which are not plausible. I do not feel that other services should, or need to, suffer at the hands of the Historical Town House. In closing, I feel confident a sound resolution will be arrived at and the Old Historical Town House will continue to be part of Tyrone Township's cherished history.
34. Photograph the old building for historical use then say goodbye. Please do not incur any additional expense.
35. Saving the building is important. I wonder if any funds are available from the American Recovery Act via the State or County to assist.
36. The Old Town House has been and should be available to the residents of Tyrone Township. It is one of the few historic remnants in the Township and should be saved, used, and maintained. It could be used for gatherings in the community and a source of revenue by charging for use to fund the maintenance, preservation, and utilities.
37. It is ridiculous that the Township building/operations relocation did not include the old Township Hall building in the move to Runyan Lake Road in the first place.
38. The main thing is that we preserve the building. I highly doubt moving the building will cost \$100-200k.
39. It has been suggested that RCP and Historical Society would find ways other than taxpayers' money to support this. However, the Board could give up their raises they give themselves yearly to preserve our history.
40. If stays on current property and said property is sold in future, rights to historical building (4 visits) should always be transferred or be part of future sales agreement. Also, maybe assignment of its historical properties and value to the Township. History is always valuable.
41. The Town House should be moved and preserved! Let's come up with a good solution.
42. I would like to see it maintained and used. Not sure if there is a truly historic location. That would be best.
43. Should be rented out for weddings, graduations...
44. Seems like something that should be preserved but not at the expense of more important things like roads.
45. Please do not spend any money on this. We have a nice new building. Let's focus on that.
46. We need to preserve our heritage. Once it's gone, it's gone. We have plenty of space at the new Township Hall location. Have you applied for a grant (or looked into one)?
47. We need to preserve our historical roots and heritage. The cost is minimal to preserve what is irreplaceable. Would want to be like the City of Fenton that destroyed all of its historical buildings in the downtown. As far as I know, they are still used as a textbook example in what not to do. Also, we need to pursue grants!
48. Don't be like Fenton and destroy the town historical buildings/downtown! I remember voting in this building at its original site on Center/Hartland Road. The doors were wide open- every farm resident came by! (1950-60s) Look back in time, to plan going forward. Submit plan for vote.
49. Look for alternatives to amount. Take bids to move. Have discussions with others. Disappointed that this was not decided as part of sale and purchase of new property. Board should be or form committee and work collaboratively with Historical Society and concerned residents to find an amicable resolution.

Town House Survey Responses
September 1, 2021

50. We shouldn't let this building go to ruin. It should be preserved and used by Township citizens.
51. Perhaps it could go to Crossroads Village. Then everyone could enjoy it and they would do the upkeep.
52. If it remains at current location, maybe it should be open more often than 4 times per year. Can the Town House be sold to Historical Society but remain where it is with a nominal rent/fee paid to the church? That parking lot is empty 6 1/2 days a week.
53. Just an old building. Don't care!

Ownership/Location

1. Historical Society move the building to Huckleberry Village in Genesee County to supplement the village in that location?
2. I feel the Historical Society should manage and maintain the building since its value and purpose is strictly historical in nature.
3. I believe that the house would add a lot of extra expense to our Township budget and should be left at current location or sold.
4. I think it should be a public-private partnership to move historic Township Hall to new Township location as was intended by family that donated land originally.
5. Old historic Town House needs to be in a location Township residents can see and enjoy it!
6. The old historical Town House was moved by the Township to Center Road in 1975. This is a Township historical building, and the Township has the responsibility to move and preserve it. The Historical Society and residents will surely help with the expenses.
7. First choice: sell to Historical Society. Second choice: move to new Township office. Third choice: remain at current location.
8. The historic Town House should not stay at its current location. It needs to belong to the community and the public. Our Township leaders have a responsibility to preserve our history and heritage. Please cooperate and get creative with funding options being offered.
9. Leave building where it is located now would make the most sense.
10. The building is Tyrone Township history. It should remain Township property and open for residents.
11. Move it only to our present Township location. It's close!
12. Sell it to the Historical Society and allow them to pay for anything they wish to do with the building.
13. If the new church wants it to keep, use, and maintain, ok. If they do NOT want it, then Historical Society can raise funds for their plan.
14. The current location of the Tyrone Township offices is not in a location (along US 23 service drive) that attracts visitors other than official business. I feel use of the Town House at this location would be minimal and not worth the projected costs of moving this building.
15. Preserve Tyrone Township history! Move the hall as a group effort.
16. The old Township Hall needs to be preserved and kept by either the Township or the Historical Society. Although it may have previously been taken for granted or overlooked, there is a renewed sense of importance, and the Tyrone Township Board needs to work cooperatively with the residents who want to save it.
17. The Town Hall should be on our site for the 250th anniversary of our great nation. It's a small price to pay.
18. Would it not be cheaper to leave it where it is?
19. The first option seems ok, as long as there is some way to enforce the agreement for upkeep. It seems pretty indefinite/vague to say they will make it available "up to" four times per year- who decides how often and when?
20. Top two suggestions are fine with us. Continue small town atmosphere. Fix roads. Thanks for asking for our feedback.
21. This shouldn't even be up for debate. It should have been moved to the new location automatically, especially since we were not consulted about moving the Township Hall. And \$100,000 to \$200,000 sounds awful high.
22. I feel that the Township Board should take an active part in moving and preserving our Old Township Hall.
23. The historic Town House has been a public building for over 130 years. Tyrone Township has been and should continue to be the caretaker of this building. Tyrone Township has an obligation to move this building to public property and create an annual budget for maintenance and sustainability.
- 24.
25. Our first choice is to have it stay right where it is. An alternate would be to let the Historical Society deal with it.
26. The Historical Society can take full charge of the Old Historic Town House, as long as it does not cost taxpayers any additional monies.
27. Leave the old building where it is!
28. Please do not use another church. Just let it stay historical wherever it ends up. Keep religion out of it. We don't all feel the same way with things of that nature.
29. Make sure it is moved to the present Township Hall. Do not touch roads.

Town House Survey Responses
September 1, 2021

30. We prefer the Town House be moved to Runyan Lake Road. Permit residents opportunity to volunteer to move, restore, and repair. Township can cover simple maintenance not provided by volunteers.
31. The House should be sold to the new owners so they can do whatever they want to do with it.
32. 1) I believe that the Historical Society can raise funds to move it. 2) I believe that the Historical Society can find ways to maintain it. 3) They of course need to agree to this.
33. Historical Society seems best way to preserve history. Since only used for storage and basically neglected by Township maintenance since 1976, no use in continuing by Township to ignore building and history of it. Also to state costs to move is from \$100,000 to \$200,000 is huge gap to be overcharged and maintenance costs may also create overcharges. Historical Society best equipped to deal in everything.
34. Township should be maintaining it since previous investment was made. If private funding moves it, Township should continue maintenance.
35. It would be great if the Township and Historical Society could work together on this. Moved by Township is first choice. Sold to Historical Society is second choice.
36. There is no point in everyone in the Township paying for moving this building. In the 25 years I have lived here, I believe it has only ever been used as a polling place a few times. Let the Historical Society have it and pay for its upkeep and any moving. Anything else is a waste of Township resources.
37. Moved by the Township... and available for public use.
38. This Township has an active Historical Society which is willing to raise funds to move and maintain for the benefit of the residents. Give them a chance!
39. I would like the Township to honor the intentions of the family who donated the land. The deed expressed that the building be sold to the Historical Society. I wish a survey like this had been sent to all residents, even renters, not just land owners. First choice is to sell to Historical Society. Second choice is for Township to move it.
40. Where is the option to sell it for market value/appraised price and redistribute money to taxpayers? That is my choice/vote. If I have to pick one of your choices, then #1.
41. It's a historical building and would be great for the Historical Society to have it if they have the means to care/restore it. Love to see the RCP group shut down.
42. If necessary, negotiate the \$1 selling price to a dime. There is no purpose spending public funds on this project.
43. This should have been properly budgeted for and planned in the office move. I feel this is a Township expense but could also have donations. The building should be made useful again with planned usage, whether historical, rental, etc. It is a Township asset that should not be forgotten about. If you can pay to expand the square footage of the new Township Hall, this can be properly budgeted for as well without a tax increase.
44. This should have been moved in the very beginning. No drama, no survey! Just like other townships are doing (ie Rose Township). They honor and respect their heritage! Do better Tyrone! On leaving the Town House: "No, no! Horrible option. This is not private property."
45. Township needs to move! Never should have left behind.
46. No money should be spent on this building that takes funds from infrastructure. Maybe a fair option is to leave it where it is and let Historical Society raise funds to maintain it in current location. New property owner should not be responsible for maintaining or restoring.
47. Leave the building to the discretion of the new property owner.
48. I believe the Townhouse should stay in control of the Historical Society.
49. The building is currently being used as a shed. No use. Keep it there.
50. Sell the Townhouse to the Historical Society for \$1.00. Let them move it to property not owned by the Township, and then sell the existing Township property.
51. Give it to the Historical Society, and let them raise the money to move it. Township should not contribute more than 50%. (Only if funds are available.) Historical Society should be responsible for all maintenance/upkeep, not Township/taxpayers, or leave it where it is. Four times/year is more than enough.
52. The first choice (remain in current location) is our top choice.
53. I also have 2 other properties that I would like this vote to account for selling property to Historical Society for \$1.

Money/Funding

1. Although preservation of historical buildings is important, it would be a mismanagement of the Township funds and tax dollars to send monies to move a building that is rarely used and frankly not appreciated by the majority of residents. The Historical Society should seek historical preservation status and pursue fundraising as a means to preserve and facilitate the structure, not tax dollars.
2. Favor preserving Historic Town House but use Township millage funds for infrastructure improvements and operations
3. I like the historical building but do not support taxpayer \$ to be used to move or preserve a little-used building. Would be good if the venue could be kept and used to create profit for the Township.

Town House Survey Responses
September 1, 2021

4. I am not interested in my tax dollars being allocated to preserving the Old Historic Town House. Nor am I interested in a special assessment.
5. Would not want to see any type of tax increase for this. No reduction in maintenance or repair of roads.
6. We appreciate the significance of the historic building, but Township funds should not be used to move or maintain a building that does not get used.
7. Absolutely do not divert funds or tax us for this. It is a waste of money.
8. The needed funds should come from a reduction in pay for the Township's elected officials who clearly a) do not represent the interests of the residents on these issues and b) should not be able to self-approve a raise to begin with.
9. No more increases on our taxes.
10. The money from the sale of the Township Hall should have gone to moving it, the estimated cost to move it seems unrealistic and excessive.
11. I understand the importance of this building but do not support a millage or reallocation of current funds for it.
12. Some part Township pay 50/50 with Historical Society. No new taxes.
13. Save it. Preserve it, but don't short other Township government obligations to do it. Have a lottery or other fundraiser with use of the building for one day as the prize (or some such thing).
14. I am strongly opposed to any millage increase to pay for this. Also, no funds should be diverted/reduced from road funds (or any others) to move building.
15. If a small millage is required, then it should be.
16. I would never be in favor of tax dollars being used for non-essential functions.
17. Do not spend any more tax money on this old and unused building.
18. Why don't you consider splitting the moving costs 50/50 with the Historical Society?
19. We do not want the Township to pay for this or divert money from other services.
20. Sell all of it at market value. Use the money to reduce taxes.
21. Why would we even consider spending any funds for something that is never used?
22. I feel that there is enough interest and if there are donations to move and maintain it should be considered.
23. Work with the community for fundraising/grants to move the building to new Township Hall property.
24. I do not support using taxpayer dollars on anything related to the historic Town house. I understand and appreciate some in the community are concerned, but they can raise funds to cover any costs.
25. We would totally support fundraisers and would gladly donate if it can be done that way. Once there, we could take the next step to restore it.
26. Think the historic Town House should be preserved for historic reasons, but not using road maintenance funds. Roads are already in bad shape and need more maintenance, ie grading and lack of gravel.
27. "general government" for the last question.
28. Sign Historical Society grant application.
29. If the Tyrone Township Historical Society bought it, I would not be opposed to the Township helping with a portion of the cost. Although \$200,000 seems very over-priced. Very. Way. Way. Way.
30. Since the present Township Board caused this problem in the first place, the cost of moving should be taken from their salaries.
31. Why not use some of the money from the sale of the Center Road Township Hall to move the old historical Town House to Runyan Lake Road 8420.
32. I would like to see the property listed with a realtor and sold. The profits could go to the Township and pass along a tax savings to each resident. Even a \$1.00 tax break would be welcome.
33. The Township should not pay anything more to maintain this structure. We already pay enough taxes without adding more. If people want to keep it, let them pay for it.
34. We are strongly against the use of any Township resources being used in any way toward the Old Historic Townhouse; to update, restore, move, or otherwise.
35. If the people want to save the "Old Town House," they should raise private money and not tax dollars.
36. If it is going to be moved, don't use Township/government money.
37. No Township money, taxes, or millage should be used for this project.
38. Do some fundraising. Help us move that house. Leave donation jars at city hall. Try to do concert benefit.
39. No new taxes or millage increases or special assessments or other revenue increases.
40. "Curtailed general government expenditures." The Township needs to ante up money to move the Historic Town House to the new Township property. Be grateful that citizens are stepping to the plate to assist in finding ways to make this possible.
41. Fundraisers. Donations.
42. I don't want any of our tax dollars used to repair or maintain that old building. Thank you for asking the taxpayers' opinion!
43. I really don't care as long as what is done does not cost the Township money.

Town House Survey Responses
September 1, 2021

44. Let's encourage private support as the biggest factor for this project.
45. Taxpayer money should not be considered for this activity.
46. Use the money for Board Member raises to support.
47. Have Township officials reverse the 100% pay raise they voted for themselves until such time those saved funds equal the cost of moving the structure.
48. Have fundraisers to support move and maintenance.
49. In short, I am not in support of any tax dollars being used to move this building.

Roads

1. Instead of spending all of that money on the Old Town House, why not spend some money to replace one of the worst roads in Livingston County- Hartland Road to the Fenton city limits.
2. We live on a road the Township has abandoned, and won't care for, but we are expected to pay more in taxes or lose money for roads for four walls and a roof? For the Township?
3. Fix Hartland and Runyan Lake Roads.
4. What about a survey on a millage for roads. They are a disgrace. We get nothing from Livingston County. Let's take the bull by the horns!! It's about time!
5. I would support a millage increase, special assessment, etc to get Runyan Lake Road fixed.
6. Road improvements should be priority #1.
7. So many roads need paving, starting with Runyan Lake Road!!
8. Please fix Runyan Lake Road between White Lake Road and Center Road. Worst road in the County.
9. Our roads are in bad enough shape to use any road funds.
10. Any monies available should be used on infrastructure, specifically roads, and education, not on a historical house.
11. We need our roads fixed, not to spend on moving an old building.
12. Please don't fix roads. Ha ha. Just fix Center Road already. You fixed White Lake. Did not even need to be fixed. Get real. Fix Center Road. Wake up. Just ride on it every day.

General Comments

1. Thanks for asking! Cheers!
2. Remove posting on Township website regarding RCP. We are your constituents and citizens with a goal to make the Township live up to the vision of "living in harmony."
3. Limit subdivision in our community. Let's keep it rural!
4. This community means a lot to us. After moving from just outside the Detroit area, where people were not interested in their surroundings, we are grateful to live in this area that allows us to share our feelings and concerns.
5. I have paid more than \$150,000 in property taxes in Tyrone Township. We get nothing for those taxes. Runyan Lake Road north of Center Road may be the worst in the entire state. Occasionally a truck goes by, and they throw a few shovels of loose asphalt in some of the potholes, which washes out with the next rain. I cannot remember the last time I saw a sheriff cruiser here. Do not waste tax money on an old building that is for all practical purposes worthless.
6. Thanks for the great job you're doing!
7. The parcel id should have been called property number.
8. Thanks for the opportunity to give input on this issue.
9. I'm disappointed this building was abandoned in the first place. Furthermore, new hall was purchased without input or vote of taxpayers. Little transparency by this Board. Do better.
10. Felt that this hall was left to rot before buying new building for hall. Off limits all the time, including Township Hall for use. Too many working in isolation of residents they serve.
11. We have so many more items in the range of \$100k, \$200k that need repaired, upgraded.
12. Item number 2 change word "can" to "will." (They will maintain it...)
13. It is interesting the way you ask the questions to illicit the answers the way you want for the survey results.
14. Street lights! Trim wires! Throw a picnic somewhere!
15. It would be so nice to have a park and bicycle trails for use by Tyrone residents.
16. Board should go back to previous payroll amounts. This was written in a way to persuade residents to side with Mike Cunningham and other board members who recently gave themselves raises. Did you hire that chud Frank Luntz to help you with this? Despicable!
17. Thank you for distributing this survey and allowing residents to express our opinions. :)
18. Publish the results of this survey, and let the taxpayers decide what the Board should do.
19. The Township should bid out trash pick up services to one company.

Town House Survey Responses
September 1, 2021

20. Very disappointed in this survey. Very biased and uses disgusting tactics to persuade residents to vote against moving the Town House out of fear of millage increases or reductions in road repairs.
21. \$100,000 to \$200,000? Your estimate should be more accurate before asking this question.
22. Spend money on things we need like internet.
23. Please treat the RCP with respect and have an open mind. Thanks.

SUMMARY & COMMENTS

We understand this is a lot of information and look forward to speaking with the Township Board at its September meeting.



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

NEW BUSINESS #2

Historical Society change of mailing address

No documents attached.

NEW BUSINESS #3

Zoning Ordinance Amendment: Article 21, Supplemental District Regulations, Section 21.21.F. Swimming Pool Enclosures.



Livingston County Department of Planning

August 19, 2021

Tyrone Township Board of Trustees
c/o Marcella Husted, 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

**Z-25-21: Article 21, Supplemental District Regulations, Section 21.21.F:
Swimming Pool Enclosures**

**Z-26-21: Article 21 Supplemental District Regulations, Section 21.08
Stables and Animals**

**Z-27-21: Article 11, Planned Unit Development, Section 11.02.F.1,
Table 11.1: PUD Uses Permitted**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, August 18, 2021, and reviewed the proposed Tyrone Township Zoning Ordinance amendments referenced above. The County Planning Commissioners made the following recommendations:

Z-25-21: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

Z-26-21: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.

Z-27-21: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

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



August 19, 2021
Tyrone Township Board of Trustees
Livingston County Planning Commission Review: Z-25-21 to Z-27-21
Page 2

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,

A handwritten signature in cursive script that reads "Kathleen J. Kline-Hudson".

Kathleen J. Kline-Hudson, Director

rs

Enclosures

c: Ross Nicholson, Tyrone Township Zoning Administrator
Dan Stickel, Chair, Tyrone Township Planning Commission

Additional meeting minutes and agendas are available at:

<https://www.livgov.com/plan/Pages/meetings.aspx>



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the
Tyrone Township Board of Trustees

FROM: Robert Stanford, Principal Planner

DATE: August 6, 2021

SUBJECT: **Z-25-21 Amendments to Zoning Ordinance Articles -
Article 21, Supplemental District Regulations, Section 21.21.F:
Swimming Pool Enclosures**

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

The Tyrone Township Planning Commission proposes an amendment that revises the current regulation regarding swimming pool enclosures.

According to the Township, the proposed amendment is intended to allow for the use of approved swimming pool safety covers to fulfill residential swimming pool enclosure requirements consistent with the Michigan Residential Building Code. The Zoning ordinance currently requires a fully-fenced enclosure with a self-latching gate meeting the minimum Building Code requirements. He stated that, in recent years, the State Building Code had been amended to recognize the use of certain safety covers as viable alternatives to fencing.

In addition, over the past several years, residents and building inspectors have been applying for land use permits to install residential swimming pools utilizing an approved pool safety cover in lieu of fencing. The Livingston County Building Department (LCBD) and the Michigan Building Code allow for the use of approved safety covers in lieu of fencing, however, due to the Township's current Zoning Ordinance residential swimming pool enclosure requirements, it was preventing the issuance of land use permits that are required prior to issuance of building permits. The Township has been permitting residential swimming pools with approved safety covers for the last several years as long as the application included a signed written agreement. The agreement was drafted by staff and reviewed by the Township's attorney prior to being utilized. The agreement stated that the Township was in the process of reviewing proposed amendments to the pool enclosure requirements to potentially allow for the use of an approved safety cover in lieu of a fenced enclosure with a self-latching gate. By signing the agreement, applicants agreed to erect a fenced enclosure with a self-latching gate meeting the minimum specifications of the Building Code if the Township Board ultimately decided not to allow for the use of approved safety covers. The proposed text amendment would basically defer the minimum pool enclosure requirements to the LCBD, who are responsible for inspecting pools and enclosures to ensure compliance with the Michigan Building Code.

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



NOTE: When existing (current) text are utilized in this review for illustrative purposes, additions (or newly proposed text) are noted in **underlined bold font** while deletions to existing text are noted in ~~strike through font~~. Planning Staff comments are noted in **bold italic underline** fashion.

The Tyrone Township Planning Commission proposes an amendment that revises the current regulation regarding swimming pool enclosures as follows:

SECTION 21.21 SWIMMING POOLS

Swimming pools shall be permitted as an accessory use provided a land use permit is obtained and they meet the following requirements:

F. Enclosure. For the protection of the public, all areas containing swimming pools shall be completely enclosed by a fence, **power safety cover, or other approved safety device/ barrier** in accordance with regulations of the State of Michigan. **Gates** ~~The gates~~ shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Provided, however, that if the entire premises of the residence is enclosed, then this provision may be waived by the Zoning Administrator upon inspection and approval.

Township Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their November 10, 2020 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

August 18, 2021

6:30 p.m.

Hybrid In-Person and Virtual Zoom Meeting

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

\PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA MATT IKLE (VIA ZOOM) DENNIS BOWDOIN	PAUL FUNK BILL ANDERSON JEANNE CLUM
COMMISSIONERS ABSENT:	BILL CALL	
STAFF PRESENT:	KATHLEEN KLINE HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	BRUCE POWELSON, MARION TOWNSHIP PLANNING COMMISSION DAN STICKLE, TYRONE TOWNSHIP PLANNING COMMISSION CHAIR BOB HANVEY, MARION TOWNSHIP SUPERVISOR	

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:** Roll call by Principal Planner Stanford indicated the presence of a quorum. Members of the public were acknowledged in the audience.

Present: All commissioners were present at Livingston County Chambers except Matt Ikle (Via Zoom).

Prokuda	[X]	Location: Livingston County Administration Building
Clum	[X]	Location: Livingston County Administration Building
Ikle	[X]	Location: Genoa Township (via Zoom)
Anderson	[X]	Location: Livingston County Administration Building
Bowdoin	[X]	Location: Livingston County Administration Building
Funk	[X]	Location: Livingston County Administration Building

Absent: Commissioner Call

4. APPROVAL OF AGENDA

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE AGENDA, AS PRESENTED, DATED AUGUST 18, 2021, SECONDED BY COMMISSIONER FUNK.

All in favor, motion passed.

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, DATED JULY 21, 2021, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. MP-01-21: MARION TOWNSHIP: MASTER PLAN AMENDMENT.

Livingston County Planning Department received correspondence from the Marion Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed new *Marion Township Master Plan* (Draft March 2021). This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). This newly proposed Master Plan replaces the current Township Master Plan, which was adopted in October 2010.

Township Planning Commission Recommendation: Final Approval Pending.

Staff Recommendation: Approval. That the Livingston County Planning Commission concur with staff's comments on the *2021 Marion Township Master Plan* and submit the foregoing comments to the Marion Township Planning Commission.

Commission Discussion: Commissioner Bowdoin inquired as to whether staff will be supplying the Township with the new updated Census data? Principal Planner Stanford stated that this data will be refreshed and updated on the County Planning website as new Census 2020 information is released.

Commissioner Funk recommended that the Livingston County Planning Commission concur with staff comments regarding the revision of maps, and conditionally approve the Marion Township Master Plan based on the following additional conditions:

- Revision of the Future Land Use chapter so that it deletes all references to the obsolete Livingston County Master Plan and replaces this language with information from the 2018 Livingston County Master Plan
- Update the Demographic Profile chapter to include the newly released Census 2020 data.

Public Comment: Marion Township Supervisor Bob Hanvey stated that these revisions can be made.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL WITH CONDITIONS AS STATED, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 6 – 0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

**B. Z-25-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 21, SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.21.F: SWIMMING POOL ENCLOSURES.**

The Tyrone Township Planning Commission proposes an amendment that revises the current regulation regarding swimming pool enclosures.

According to the Township, the proposed amendment is intended to allow for the use of approved swimming pool safety covers to fulfill residential swimming pool enclosure requirements consistent with the Michigan Residential Building Code. The Zoning ordinance currently requires a fully-fenced enclosure with a self-latching gate meeting the minimum Building Code requirements. He stated that, in recent years, the State Building Code had been amended to recognize the use of certain safety covers as viable alternatives to fencing.

In addition, over the past several years, residents and building inspectors have been applying for land use permits to install residential swimming pools utilizing an approved pool safety cover in lieu of fencing. The Livingston County Building Department (LCBD) and the Michigan Building Code allow for the use of approved safety covers in lieu of fencing, however, due to the Township's current Zoning Ordinance residential swimming pool enclosure requirements, it was preventing the issuance of land use permits that are required prior to issuance of building permits. The Township has been permitting residential swimming pools with approved safety covers for the last several years as long as the application included a signed written agreement. The agreement was drafted by staff and reviewed by the Township's attorney prior to being utilized. The agreement stated that the Township was in the process of reviewing proposed amendments to the pool enclosure requirements to potentially allow for the use of an approved safety cover in lieu of a fenced enclosure with a self-latching gate. By signing the agreement, applicants agreed to erect a fenced enclosure with a self-latching gate meeting the minimum specifications of the Building Code if the Township Board ultimately decided not to allow for the use of approved safety covers. The proposed text amendment would basically defer the minimum pool enclosure requirements to the LCBD, who are responsible for inspecting pools and enclosures to ensure compliance with the Michigan Building Code.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their November 10, 2020 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

Commission Discussion: Commissioner Anderson inquired about the material used for the pool covers. Dan Stickle, Tyrone Township PC Chair stated that covers are all very sturdy and acceptable and are compliant with their ordinance and other building standards according to the State of Michigan building codes.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Call [] Funk [X]
Nay: None.

C. Z-26-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT, ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.08 STABLES AND ANIMALS.

The Tyrone Township Planning Commission proposes an amendment regarding stables and keeping of animals which is intended to replace the current Section 21.28 in its entirety.

This set of amendments has been revised since the County Planning Commission previously reviewed a set of similar proposed amendments (see case Z-43-19). The purpose of these amendments revise the requirements and standards for keeping of animals that are not pets in the Farming Residential (FR), Rural Estate (RE), and Single Family Residential (R-1) zoning districts, to clarify the method used to calculate the number of animals allowed, and to add standards for the keeping of chickens (hens), rabbits and bees. The proposed text would revise the current definition of household pet and replace the entire current text in Section 21.28. According to the Township, when the draft amendments were initially sent to the Board for consideration, they sent them back to the PC with some suggestions for revisions to the text (primarily enclosure requirements and reconsideration of standards where roosters may be kept) and suggestions to simply the animal unit calculation table.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their January 12, 2021 meeting.

Staff Recommendation: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.

Commission Discussion: Commissioner Ikle asked about the animals per acre requirements. Dan Stickle stated that the animal/acreage requirements were constructed using comparable requirements from researching other ordinances throughout the county and state.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]
Nay: None.

**D. Z-27-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.08 STABLES AND ANIMALS.**

The Tyrone Township Planning Commission proposes an amendment that revises the current PUD Uses Permitted Table 11.1.

According to the Township, while reviewing an application for a preliminary PUD plan, the Planning Commission noticed that Table 11.1 in the Zoning Ordinance did not align with the Future Land Use Map equivalency table (Table 20 - Comparison of Future Land Use Classifications and Zoning Districts) from the latest Master Plan (2012). The Planning Commission initiated the amendment to Table 11.1 in the Zoning Ordinance so that it would be consistent with Table 20 in the Master Plan.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their July 13, 2021 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

8. OLD BUSINESS:

A. Visits to local Planning Commission meetings: Cohoctah and Genoa Townships are upcoming visits.

9. NEW BUSINESS: None.

10. REPORTS:

Director Kline-Hudson stated that Natalie Hunt in the Board of Commissioners office has removed all personal information from the committee page on the Livingston County website.

A copy of the August County Planning Connection news blast was distributed to Planning Commissioners and Director Kline-Hudson briefly explained the six Census 2020 tables that are currently on the Livingston County Planning website and the decision to change the deadline for Livingston County Planning Commission amendments so that staff has a couple of extra days to review.

The Planning Department's annual departmental report and budgetary report will be presented on September 20, 2021, at 6:30 p.m. in the Board of Commissioners chambers. Director Kline-Hudson urged Planning Commissioners to be present if possible.

The posting for County Planning Commissioners was put in the newspaper and on the Livingston County website.

Director Kline-Hudson reported that the Planning Department is currently working on a SEMCOG Planning Assistance Program grant in partnership with the IT Department for a broadband study.

Principal Planner Barb and County Planning Commissioner Funk gave a brief update on the Oak Grove/ M59 meeting with MDOT and communities.

11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Funk briefly discussed the planning commission appointment process. Commissioner Bowdoin stated that the Conway Township Planning Commission has a new chair and he gave a brief update on the future Luke Bryan concert to be held in Conway Township.

12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO ADJOURN THE MEETING AT 8:05 PM, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-1

Yea: Prokuda [X] Clum [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: Ikle (in honor of the late Jim Sparks)

NEW BUSINESS #4

Zoning Ordinance Amendment: Article 21 Supplemental District Regulations, Section 21.08 Stables and Animals.



Livingston County Department of Planning

August 19, 2021

Tyrone Township Board of Trustees
c/o Marcella Husted, 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

**Z-25-21: Article 21, Supplemental District Regulations, Section 21.21.F:
Swimming Pool Enclosures**

**Z-26-21: Article 21 Supplemental District Regulations, Section 21.08
Stables and Animals**

**Z-27-21: Article 11, Planned Unit Development, Section 11.02.F.1,
Table 11.1: PUD Uses Permitted**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, August 18, 2021, and reviewed the proposed Tyrone Township Zoning Ordinance amendments referenced above. The County Planning Commissioners made the following recommendations:

Z-25-21: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

Z-26-21: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.

Z-27-21: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

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



August 19, 2021
Tyrone Township Board of Trustees
Livingston County Planning Commission Review: Z-25-21 to Z-27-21
Page 2

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,

A handwritten signature in cursive script that reads "Kathleen J. Kline-Hudson".

Kathleen J. Kline-Hudson, Director

rs

Enclosures

c: Ross Nicholson, Tyrone Township Zoning Administrator
Dan Stickel, Chair, Tyrone Township Planning Commission

Additional meeting minutes and agendas are available at:

<https://www.livgov.com/plan/Pages/meetings.aspx>



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the Tyrone Township Board of Trustees

FROM: Robert Stanford, Principal Planner

DATE: August 6, 2021

SUBJECT: **Z-26-21 Amendments to Zoning Ordinance Articles - Article 21 Supplemental District Regulations, Section 21.08 Stables and Animals**

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

The Tyrone Township Planning Commission proposes an amendment regarding stables and keeping of animals which is intended to replace the current Section 21.28 in its entirety.

This set of amendments has been revised since the County Planning Commission previously reviewed a set of similar proposed amendments (see case Z-43-19). The purpose of these amendments revise the requirements and standards for keeping of animals that are not pets in the Farming Residential (FR), Rural Estate (RE), and Single Family Residential (R-1) zoning districts, to clarify the method used to calculate the number of animals allowed, and to add standards for the keeping of chickens (hens), rabbits and bees. The proposed text would revise the current definition of household pet and replace the entire current text in Section 21.28.

According to the Township, when the draft amendments were initially sent to the Board for consideration, they sent them back to the PC with some suggestions for revisions to the text (primarily enclosure requirements and reconsideration of standards where roosters may be kept) and suggestions to simplify the animal unit calculation table.

NOTE: When existing (current) text are utilized in this review for illustrative purposes, additions (or newly proposed text) are noted in underlined font while deletions to existing text are noted in ~~strike through font~~. Planning Staff comments are noted in ***bold italic underline*** fashion.

The Tyrone Township Planning Commission proposes an amendment regarding stables and keeping of animals which is intended to replace the current Section 21.28 in its entirety as follows:

Section 21.28: STABLES AND ANIMALS

The standards described in this Section shall not apply to the keeping of animals as part of an active farm operation in the FR/RE district and maintained in conformance with the Right to Farm Act (P.A. 93 of 1981, as amended) and

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



Generally Accepted Agricultural Management Practices (GAMMPs) established by the Michigan Department of Agriculture and Rural Development (MDARD). Specifically, the keeping of farm animals are addressed in the Care of Farm Animals GAMMPs. Such animals are not regulated in this Section. All animals regulated by this Ordinance are defined as nonhuman zoological species and are classified as follows:

STAFF COMMENT: Please note that the acronym for "Generally Accepted Agricultural Management Practices" should be "GAAMPs" instead of "GAMMPs".

A. Classification of Animals

1. **Class I Animal:** Domesticated household pets. Class I animals may be maintained in any zoning district in accordance with Section 21.49.

STAFF COMMENTS: "Section 21.49" above refers to SECTION 21.49 KEEPING OF PETS

2. **Class II Animal:** An animal which is normally part of the livestock maintained on a farm, including:
 - a. Bovine and like animals, such as the cow.
 - b. Swine and like animals, such as the pig and hog.
 - c. Ovine and like animals, such as the sheep and goat.
 - d. Equine and like animals, such as the horse.
 - e. Class II animals may be maintained in the FR/RE districts as a permitted principal use subject to any special conditions listed in Section 4.0. Class II animals shall only be permitted on a lot having three (3) or more acres.

STAFF COMMENTS: Under item "e." the reference to Section 4.0 does not appear to be correct.

3. **Class III Animal:** means rabbits (which are not maintained or kept as domesticated household pets); animals considered as poultry, animals considered as wildfowl, such as pheasant, quail, geese or grouse, bees, and other animals weighing less than 75 pounds not specifically classified in this definition. Class III animals may be maintained in zoning Districts R1, FR, & RE.

- B. Housing Requirements Related to Class II and III Animals:** Structures shall be provided for the purpose of housing, confining, sheltering, and maintaining permitted animals. Such structures shall meet requirements for height and floor area as specified in Section 21.28, but no single structure shall exceed four thousand (4,000) square feet. Structures for the purpose of housing, confining, sheltering, and maintaining of animals shall meet all requirements specified within Sections B and D. The following minimum floor area shall be provided within a structure for each animal:



1. **Class II Animals:** Class II animals shall be provided with a structure having a minimum floor area of 100 square feet for each animal. Planning Commission has the discretion to permit smaller structures for miniature horses.

2. **Class III Animals:** Class III animals, other than rabbits, chickens, and bees, as described below, shall be provided with an appropriately-sized structure. It shall be the responsibility of the Applicant to provide evidence of the structure dimensions appropriate for the species of animal.
 - a. Rabbits, when kept outdoors, are subject to the following requirements:
 - i. Rabbits must be kept in the rear yard and at least ten (10) feet from all adjacent property lines and twenty-five (25) feet from any residential structure.
 - ii. There must be a covered, predator proof hutch that provides a minimum of six (6) square feet per rabbit and two (2) feet high living area. The bottom floor of the hutch shall be elevated above grade level. Part of the hutch shall have a wire floor and a portion shall have solid surfacing. The hutch shall be well ventilated and contain windows for natural light. A hutch shall not exceed eight (8) feet in height.

 - b. Chickens may be kept, subject to the following requirements:
 - i. Chickens must be kept in an enclosure, including a fence or corral, in the rear yard that provides at least ten (10) square feet of space for each hen. The enclosure must be of sufficient type, height, and strength to secure and reasonably assure that the hens will not escape. The enclosure must be at least ten (10) feet from all adjacent property lines and forty (40) feet from any residential structure. The area within the enclosure must be well drained and free from standing water.
 - ii. There shall be a covered, well ventilated, predator proof coop within the enclosure that provides at least two (2) square feet per hen, nesting boxes for each three (3) hens, twelve (12) inches of roost per hen, and access to the outdoor portion of the enclosure. A coop shall not exceed eight (8) feet in height.



C. Animal Unit Density Requirements: When making density calculations to determine allowable animal units on a parcel, the acreage located within a designated wetland, lake, or the 100 foot floodplain shall be excluded from the calculation unless the property owner can show the land to be excluded does not contain standing water.

1. Permitted Density in the Farming Residential (FR) Zoning District:

- i. Less than 2 acres: 0.5 animal unit.**
- ii. 2.00 to 2.99 acres: 1.0 animal unit**
- iii. 3.00 acres and larger 1.0 animal unit for the first two acres, and 1.0 animal unit per full acre owned above 2 acres.**

In the Farming Residential Zoning District, an animal unit density greater than those listed above requires a Special Use Permit, with a review of existing and proposed site conditions, structures, etc.

Cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49, unless kept considered a commercial kennel pursuant to Special Land Use Approval.

2. Permitted Density in the Rural Estate Residential (RE) Zoning District:

- i. Less than 2 acres: 0.5 animal unit**
- ii. 2.00 to 2.99 acres: 1.0 animal unit**
- iii. 3.00 acres and larger: 1.0 animal unit for the first two acres, and 1.0 animal unit per full acre owned above two acres, with a limit of 20.0 animal units.**

In the Rural Estate Zoning District, an animal unit density greater than those listed above or a total number of units greater than 20.0 requires a special use permit, with a review of existing and proposed site conditions, structures, etc.

Cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49, unless kept considered a commercial kennel pursuant to Special Land Use Approval.

3. Permitted Density in the Single Family Residential (R-1) Zoning District:

- i. Less than 2 acres: Cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49. 0.5 animal unit is permitted for the keeping of hens, rabbits, and bees if consent from the adjacent neighbors is obtained.**
- ii. 2.01 to 4.99 acres: 1.0 animal unit; and cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49.**



- iii. 5.00 to 9.99 acres: 1.0 animal unit plus 0.25 animal unit for each additional acre owned above 5 acres, with a maximum of 2.25 animal units; and cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49.
- iv. 10.00 to 19.99 acres: 2.25 animal units plus 0.5 animal unit for each additional acre owned above 10 acres, with a maximum of 7.25 animal units; and cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49.
- v. 20.00 or more acres: 7.25 animal units plus 0.5 animal unit for each additional acre owned above 20 acres; and cats and dogs or other domestic animals customarily kept as household pets are allowed on any size parcel with a density restriction pursuant to Section 21.49.
- vi. Performance Standards for the Keeping of Animals: In addition to, and notwithstanding the above, the following regulations shall be applicable to the maintenance of animals:
 - 1. Adequate fencing shall be provided to contain the animals within the restricted areas provided for in this Ordinance.
 - 2. No animal pen or fence shall be established or maintained within 75 feet of a neighboring property owner's primary structure. If the neighboring property does not have a primary structure on the property, at the time of construction of the pen or fence, the distance must be measured from the minimum side yard and front yard setback of the neighboring property
 - 3. The refuse and wastes resulting from the maintenance of animals shall be controlled upon the premises, and shall be cared for or disposed of within a reasonable time so as to minimize hazards of health and offensive effects upon neighboring people and uses.
 - 4. All feed and other substances and materials on the premises for the maintenance of animals shall be stored in appropriate enclosed receptacles and structures, excepting such storage as may otherwise be accomplished without adversely affecting the neighbors of the premises or the public health, safety and welfare of the citizens of the Township. Storage is permissible within required accessory structures.



5. On any premises upon which animals are situated or maintained in the Township, garbage, refuse, offal, and the like, shall not be brought upon the premises and fed to animals; said action is hereby deemed to be a nuisance.
 6. No Animals or Uses described in this section shall be allowed in Condominiums, Subdivisions or similar developments if said animals or uses are expressly prohibited in Master Deeds, Restrictions, or similar recorded documents.
 7. A nuisance or a threat to public health and/or safety shall not be created by the maintenance of animals in the Township. The Zoning Administrator, or other Township official (the Official) duly designated and authorized by the Township Board, shall inspect the premises on which animals are kept where it is alleged there exists a nuisance or a threat to public health and/or safety. Within ten (10) days written notice shall be given by the Official to the person maintaining animals on the premises, stating that it appears a nuisance or public health/safety threat does in fact exist on said premises, and that the nuisance or threat shall be abated. Upon application of the person or persons maintaining the animals on the premises, due notice being given to individuals residing within three hundred (300) feet of the said premises, and other interested parties known to the Township, the Zoning Board of Appeals shall conduct a hearing and make a determination as to whether the conditions on the premises in question constitute a nuisance or public health/safety threat. The person or persons maintaining the animals on said premises, or their legal representatives, shall be permitted to present evidence and argument. Upon a determination by the Zoning Board of Appeals that a nuisance or threat exists, the Zoning Board of Appeals shall, in writing, apprise the person maintaining the animals on the said premises as to how the nuisance or threat shall be abated, and provide a reasonable time therefor. The Zoning Board of Appeals shall order the animals upon the premises removed only in the event that the maintenance of said animals creates an imminent danger to the public health, safety and welfare, and, provided that such a removal order shall be limited to a minimum number of animals and minimum time period necessary to abate said danger.
- vii. **Animal Unit Density Calculation:** Animal units shall be determined by referencing Table 21.28.1. After determining the total number and type of animals being kept or desired, the animal units designated for each animal type and quantity can be calculated and compared to Section 21.28.C for compliance.



Table 21.28.1

Animal Unit Calculation Table			
<i>ANIMAL TYPE</i>	<i>NUMBER OF ANIMALS</i>	<i>ANIMAL UNIT FACTOR</i>	<i>NUMBER OF ANIMAL UNITS</i>
Cattle			
Mature Cow		1.000	0.0
Heifer		0.700	0.0
Steer		1.000	0.0
Calf		0.200	0.0
Pig			
Pig		0.400	0.0
Under 55 pounds		0.050	0.0
Horse			
Full Size Standard Horse		1.000	0.0
Miniature Horse (350 pounds or less)		0.330	0.0
Sheep & Lambs			
All types		0.100	0.0
Chickens			
All types		0.033	0.0
Turkeys			
All types		0.033	0.0
Ducks & Geese			
Ducks (all types)		0.033	0.0
Geese (all types)		0.033	0.0
Rabbits			
Rabbits (all types)		0.010	0.0
Other			
Alpacas		0.200	0.0
Llamas		0.330	0.0
Donkeys		0.330	0.0
Miniature Donkeys		0.200	0.0
Mules		0.700	0.0
Goats		0.100	0.0
Animals not listed above & approved by Zoning Administrator or Sub Committee			
All		average weight of animal divided by 1,000	
Total Number of Animal Units (Add up all numbers in Column 4)			0.0

Township Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their January 12, 2021 meeting.

Staff Recommendation: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.



FOR COUNTY PLANNING COMMISSION REFERENCE

EXISTING SECTION 21.28 IN TYRONE TOWNSHIP ZONING ORDINANCE:

SECTION 21.28 STABLES AND ANIMALS

Stables for breeding, rearing and housing of horses, mules and similar domestic animals are subject to the following conditions:

A. Minimum Commercial Parcel. For breeding, rearing and housing of horses, mules and, similar domestic animals on a commercial basis, the minimum lot size shall be twenty (20) acres.

B. Stable Location. An accessory building used as a stable shall not be located nearer than one hundred (100) feet to any dwelling.

C. Pasture Fencing. Paddocks or pastures of livestock shall be a suitable fenced area that precludes their approaching nearer than twenty (20) feet of any dwelling on adjacent properties.

D. Nuisance or Hazard. The facility shall be so constructed and maintained that odor, dust, noise or drainage shall not constitute a nuisance or hazard to adjoining premises.

E. Animal Units. For private use by the owner or lessee of the land and dwelling, the following number of animal units is allowed on the designated usable land as provided in the following table:

<u>Site Acreage</u>	<u>Number of Animal Units Permitted</u>
Less than 3	0
3 to less than 5	1
5 to less than 7	2
7 to less than 9	3
9 to 10	4

One (1) animal unit is equivalent to:

- 1 horse or donkey or mule or cow, or
- 3 pigs, or
- 15 sheep or goats, or
- 30 fowl, or
- 4 miniature equine

F. Less Than Ten Acres. On parcels that are less than ten (10) acres in size, the animals must be housed and maintained on the land of the owner or lessor of the principal residence. Land cannot be leased to increase the size of the primary parcel, thereby allowing for more animals than would be allowed on the primary parcel.

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

August 18, 2021

6:30 p.m.

Hybrid In-Person and Virtual Zoom Meeting

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

\PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA MATT IKLE (VIA ZOOM) DENNIS BOWDOIN	PAUL FUNK BILL ANDERSON JEANNE CLUM
COMMISSIONERS ABSENT:	BILL CALL	
STAFF PRESENT:	KATHLEEN KLINE HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	BRUCE POWELSON, MARION TOWNSHIP PLANNING COMMISSION DAN STICKLE, TYRONE TOWNSHIP PLANNING COMMISSION CHAIR BOB HANVEY, MARION TOWNSHIP SUPERVISOR	

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:** Roll call by Principal Planner Stanford indicated the presence of a quorum. Members of the public were acknowledged in the audience.

Present: All commissioners were present at Livingston County Chambers except Matt Ikle (Via Zoom).

Prokuda	[X]	Location: Livingston County Administration Building
Clum	[X]	Location: Livingston County Administration Building
Ikle	[X]	Location: Genoa Township (via Zoom)
Anderson	[X]	Location: Livingston County Administration Building
Bowdoin	[X]	Location: Livingston County Administration Building
Funk	[X]	Location: Livingston County Administration Building

Absent: Commissioner Call

4. APPROVAL OF AGENDA

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE AGENDA, AS PRESENTED, DATED AUGUST 18, 2021, SECONDED BY COMMISSIONER FUNK.

All in favor, motion passed.

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, DATED JULY 21, 2021, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. MP-01-21: MARION TOWNSHIP: MASTER PLAN AMENDMENT.

Livingston County Planning Department received correspondence from the Marion Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed new *Marion Township Master Plan* (Draft March 2021). This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). This newly proposed Master Plan replaces the current Township Master Plan, which was adopted in October 2010.

Township Planning Commission Recommendation: Final Approval Pending.

Staff Recommendation: Approval. That the Livingston County Planning Commission concur with staff's comments on the *2021 Marion Township Master Plan* and submit the foregoing comments to the Marion Township Planning Commission.

Commission Discussion: Commissioner Bowdoin inquired as to whether staff will be supplying the Township with the new updated Census data? Principal Planner Stanford stated that this data will be refreshed and updated on the County Planning website as new Census 2020 information is released.

Commissioner Funk recommended that the Livingston County Planning Commission concur with staff comments regarding the revision of maps, and conditionally approve the Marion Township Master Plan based on the following additional conditions:

- Revision of the Future Land Use chapter so that it deletes all references to the obsolete Livingston County Master Plan and replaces this language with information from the 2018 Livingston County Master Plan
- Update the Demographic Profile chapter to include the newly released Census 2020 data.

Public Comment: Marion Township Supervisor Bob Hanvey stated that these revisions can be made.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL WITH CONDITIONS AS STATED, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 6 – 0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

**B. Z-25-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 21, SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.21.F: SWIMMING POOL ENCLOSURES.**

The Tyrone Township Planning Commission proposes an amendment that revises the current regulation regarding swimming pool enclosures.

According to the Township, the proposed amendment is intended to allow for the use of approved swimming pool safety covers to fulfill residential swimming pool enclosure requirements consistent with the Michigan Residential Building Code. The Zoning ordinance currently requires a fully-fenced enclosure with a self-latching gate meeting the minimum Building Code requirements. He stated that, in recent years, the State Building Code had been amended to recognize the use of certain safety covers as viable alternatives to fencing.

In addition, over the past several years, residents and building inspectors have been applying for land use permits to install residential swimming pools utilizing an approved pool safety cover in lieu of fencing. The Livingston County Building Department (LCBD) and the Michigan Building Code allow for the use of approved safety covers in lieu of fencing, however, due to the Township's current Zoning Ordinance residential swimming pool enclosure requirements, it was preventing the issuance of land use permits that are required prior to issuance of building permits. The Township has been permitting residential swimming pools with approved safety covers for the last several years as long as the application included a signed written agreement. The agreement was drafted by staff and reviewed by the Township's attorney prior to being utilized. The agreement stated that the Township was in the process of reviewing proposed amendments to the pool enclosure requirements to potentially allow for the use of an approved safety cover in lieu of a fenced enclosure with a self-latching gate. By signing the agreement, applicants agreed to erect a fenced enclosure with a self-latching gate meeting the minimum specifications of the Building Code if the Township Board ultimately decided not to allow for the use of approved safety covers. The proposed text amendment would basically defer the minimum pool enclosure requirements to the LCBD, who are responsible for inspecting pools and enclosures to ensure compliance with the Michigan Building Code.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their November 10, 2020 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

Commission Discussion: Commissioner Anderson inquired about the material used for the pool covers. Dan Stickle, Tyrone Township PC Chair stated that covers are all very sturdy and acceptable and are compliant with their ordinance and other building standards according to the State of Michigan building codes.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Call [] Funk [X]
Nay: None.

C. Z-26-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT, ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.08 STABLES AND ANIMALS.

The Tyrone Township Planning Commission proposes an amendment regarding stables and keeping of animals which is intended to replace the current Section 21.28 in its entirety.

This set of amendments has been revised since the County Planning Commission previously reviewed a set of similar proposed amendments (see case Z-43-19). The purpose of these amendments revise the requirements and standards for keeping of animals that are not pets in the Farming Residential (FR), Rural Estate (RE), and Single Family Residential (R-1) zoning districts, to clarify the method used to calculate the number of animals allowed, and to add standards for the keeping of chickens (hens), rabbits and bees. The proposed text would revise the current definition of household pet and replace the entire current text in Section 21.28. According to the Township, when the draft amendments were initially sent to the Board for consideration, they sent them back to the PC with some suggestions for revisions to the text (primarily enclosure requirements and reconsideration of standards where roosters may be kept) and suggestions to simply the animal unit calculation table.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their January 12, 2021 meeting.

Staff Recommendation: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.

Commission Discussion: Commissioner Ikle asked about the animals per acre requirements. Dan Stickle stated that the animal/acreage requirements were constructed using comparable requirements from researching other ordinances throughout the county and state.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]
Nay: None.

**D. Z-27-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.08 STABLES AND ANIMALS.**

The Tyrone Township Planning Commission proposes an amendment that revises the current PUD Uses Permitted Table 11.1.

According to the Township, while reviewing an application for a preliminary PUD plan, the Planning Commission noticed that Table 11.1 in the Zoning Ordinance did not align with the Future Land Use Map equivalency table (Table 20 - Comparison of Future Land Use Classifications and Zoning Districts) from the latest Master Plan (2012). The Planning Commission initiated the amendment to Table 11.1 in the Zoning Ordinance so that it would be consistent with Table 20 in the Master Plan.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their July 13, 2021 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

8. OLD BUSINESS:

A. Visits to local Planning Commission meetings: Cohoctah and Genoa Townships are upcoming visits.

9. NEW BUSINESS: None.

10. REPORTS:

Director Kline-Hudson stated that Natalie Hunt in the Board of Commissioners office has removed all personal information from the committee page on the Livingston County website.

A copy of the August County Planning Connection news blast was distributed to Planning Commissioners and Director Kline-Hudson briefly explained the six Census 2020 tables that are currently on the Livingston County Planning website and the decision to change the deadline for Livingston County Planning Commission amendments so that staff has a couple of extra days to review.

The Planning Department's annual departmental report and budgetary report will be presented on September 20, 2021, at 6:30 p.m. in the Board of Commissioners chambers. Director Kline-Hudson urged Planning Commissioners to be present if possible.

The posting for County Planning Commissioners was put in the newspaper and on the Livingston County website.

Director Kline-Hudson reported that the Planning Department is currently working on a SEMCOG Planning Assistance Program grant in partnership with the IT Department for a broadband study.

Principal Planner Barb and County Planning Commissioner Funk gave a brief update on the Oak Grove/ M59 meeting with MDOT and communities.

11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Funk briefly discussed the planning commission appointment process. Commissioner Bowdoin stated that the Conway Township Planning Commission has a new chair and he gave a brief update on the future Luke Bryan concert to be held in Conway Township.

12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO ADJOURN THE MEETING AT 8:05 PM, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-1

Yea: Prokuda [X] Clum [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: Ikle (in honor of the late Jim Sparks)

NEW BUSINESS #5

Zoning Ordinance Amendment: Article 11, Planned Unit Development, Section 11.02.F.1, Table 11.1: PUD Uses Permitted.



Livingston County Department of Planning

August 19, 2021

Tyrone Township Board of Trustees
c/o Marcella Husted, 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

**Z-25-21: Article 21, Supplemental District Regulations, Section 21.21.F:
Swimming Pool Enclosures**

**Z-26-21: Article 21 Supplemental District Regulations, Section 21.08
Stables and Animals**

**Z-27-21: Article 11, Planned Unit Development, Section 11.02.F.1,
Table 11.1: PUD Uses Permitted**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, August 18, 2021, and reviewed the proposed Tyrone Township Zoning Ordinance amendments referenced above. The County Planning Commissioners made the following recommendations:

Z-25-21: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

Z-26-21: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.

Z-27-21: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

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



August 19, 2021
Tyrone Township Board of Trustees
Livingston County Planning Commission Review: Z-25-21 to Z-27-21
Page 2

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,

A handwritten signature in cursive script that reads "Kathleen J. Kline-Hudson".

Kathleen J. Kline-Hudson, Director

rs

Enclosures

c: Ross Nicholson, Tyrone Township Zoning Administrator
Dan Stickel, Chair, Tyrone Township Planning Commission

Additional meeting minutes and agendas are available at:

<https://www.livgov.com/plan/Pages/meetings.aspx>



Livingston County Department of Planning

MEMORANDUM

Kathleen J. Kline-Hudson
AICP, PEM
Director

TO: Livingston County Planning Commissioners and the
Tyrone Township Board of Trustees

FROM: Robert Stanford, Principal Planner

DATE: August 6, 2021

SUBJECT: **Z-27-21 Amendments to Zoning Ordinance Articles -
Article 11, Planned Unit Development, Section 11.02.F.1, Table
11.1: PUD Uses Permitted**

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

The Tyrone Township Planning Commission proposes an amendment that revises the current PUD Uses Permitted Table 11.1.

According to the Township, while reviewing an application for a preliminary PUD plan, the Planning Commission noticed that Table 11.1 in the Zoning Ordinance did not align with the Future Land Use Map equivalency table (Table 20 - Comparison of Future Land Use Classifications and Zoning Districts) from the latest Master Plan (2012). The Planning Commission initiated the amendment to Table 11.1 in the Zoning Ordinance so that it would be consistent with Table 20 in the Master Plan.

NOTE: When existing (current) text are utilized in this review for illustrative purposes, additions (or newly proposed text) are noted in **underlined bold font** while deletions to existing text are noted in ~~strike through font~~. Planning Staff comments are noted in **bold italic underline** fashion.

Department Information

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

The Tyrone Township Planning Commission proposes an amendment that revises the current PUD Uses Permitted Table 11.1 as follows (see page 2):

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us



Table 11.1
PUD Uses Permitted

Master Plan Designation	Uses Permitted in PUD		
	Corresponding Zoning District – Uses Permitted	Maximum % PCS Uses (d)	Maximum % of Other Uses Permitted
Residential/Natural Resources Preservation	FR RE, EI	(h)(i)	0
Agricultural/Residential	FR	(h)(i)	0
Low Density Single Family Detached Residential	RE R-1	(h)(i)	(e)
Medium Density Single Family Detached Residential	R-1, R-2	(a)(h)	(e)
Medium Density Single Family Detached Residential – Lakeside	LK-1	0	0
High Density Attached Residential	RM-1	30	(f)
Manufactured Single Family Detached Residential	MHP (j)	30	0
Planned Commercial Services	PCS, B-1, B-2, ES	100	(f)(g)
Planned Office	OS	50	(g)
Planned Services	OS, RM-1 (b)	50	0
Planned Industrial, Research, and Office	ROM, M-1, M-2, PIRO	20	0
Public/Quasi-Public	OS (c)	50	(f)

Township Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their July 13, 2021 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

August 18, 2021

6:30 p.m.

Hybrid In-Person and Virtual Zoom Meeting

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

\PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA MATT IKLE (VIA ZOOM) DENNIS BOWDOIN	PAUL FUNK BILL ANDERSON JEANNE CLUM
COMMISSIONERS ABSENT:	BILL CALL	
STAFF PRESENT:	KATHLEEN KLINE HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	BRUCE POWELSON, MARION TOWNSHIP PLANNING COMMISSION DAN STICKLE, TYRONE TOWNSHIP PLANNING COMMISSION CHAIR BOB HANVEY, MARION TOWNSHIP SUPERVISOR	

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:** Roll call by Principal Planner Stanford indicated the presence of a quorum. Members of the public were acknowledged in the audience.

Present: All commissioners were present at Livingston County Chambers except Matt Ikle (Via Zoom).

Prokuda	[X]	Location: Livingston County Administration Building
Clum	[X]	Location: Livingston County Administration Building
Ikle	[X]	Location: Genoa Township (via Zoom)
Anderson	[X]	Location: Livingston County Administration Building
Bowdoin	[X]	Location: Livingston County Administration Building
Funk	[X]	Location: Livingston County Administration Building

Absent: Commissioner Call

4. APPROVAL OF AGENDA

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE AGENDA, AS PRESENTED, DATED AUGUST 18, 2021, SECONDED BY COMMISSIONER FUNK.

All in favor, motion passed.

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, DATED JULY 21, 2021, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. MP-01-21: MARION TOWNSHIP: MASTER PLAN AMENDMENT.

Livingston County Planning Department received correspondence from the Marion Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed new *Marion Township Master Plan* (Draft March 2021). This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). This newly proposed Master Plan replaces the current Township Master Plan, which was adopted in October 2010.

Township Planning Commission Recommendation: Final Approval Pending.

Staff Recommendation: Approval. That the Livingston County Planning Commission concur with staff's comments on the *2021 Marion Township Master Plan* and submit the foregoing comments to the Marion Township Planning Commission.

Commission Discussion: Commissioner Bowdoin inquired as to whether staff will be supplying the Township with the new updated Census data? Principal Planner Stanford stated that this data will be refreshed and updated on the County Planning website as new Census 2020 information is released.

Commissioner Funk recommended that the Livingston County Planning Commission concur with staff comments regarding the revision of maps, and conditionally approve the Marion Township Master Plan based on the following additional conditions:

- Revision of the Future Land Use chapter so that it deletes all references to the obsolete Livingston County Master Plan and replaces this language with information from the 2018 Livingston County Master Plan
- Update the Demographic Profile chapter to include the newly released Census 2020 data.

Public Comment: Marion Township Supervisor Bob Hanvey stated that these revisions can be made.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL WITH CONDITIONS AS STATED, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 6 – 0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

**B. Z-25-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 21, SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.21.F: SWIMMING POOL ENCLOSURES.**

The Tyrone Township Planning Commission proposes an amendment that revises the current regulation regarding swimming pool enclosures.

According to the Township, the proposed amendment is intended to allow for the use of approved swimming pool safety covers to fulfill residential swimming pool enclosure requirements consistent with the Michigan Residential Building Code. The Zoning ordinance currently requires a fully-fenced enclosure with a self-latching gate meeting the minimum Building Code requirements. He stated that, in recent years, the State Building Code had been amended to recognize the use of certain safety covers as viable alternatives to fencing.

In addition, over the past several years, residents and building inspectors have been applying for land use permits to install residential swimming pools utilizing an approved pool safety cover in lieu of fencing. The Livingston County Building Department (LCBD) and the Michigan Building Code allow for the use of approved safety covers in lieu of fencing, however, due to the Township's current Zoning Ordinance residential swimming pool enclosure requirements, it was preventing the issuance of land use permits that are required prior to issuance of building permits. The Township has been permitting residential swimming pools with approved safety covers for the last several years as long as the application included a signed written agreement. The agreement was drafted by staff and reviewed by the Township's attorney prior to being utilized. The agreement stated that the Township was in the process of reviewing proposed amendments to the pool enclosure requirements to potentially allow for the use of an approved safety cover in lieu of a fenced enclosure with a self-latching gate. By signing the agreement, applicants agreed to erect a fenced enclosure with a self-latching gate meeting the minimum specifications of the Building Code if the Township Board ultimately decided not to allow for the use of approved safety covers. The proposed text amendment would basically defer the minimum pool enclosure requirements to the LCBD, who are responsible for inspecting pools and enclosures to ensure compliance with the Michigan Building Code.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their November 10, 2020 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment better describes the more up-to-date, required and approved safety equipment currently allowed in pool enclosures.

Commission Discussion: Commissioner Anderson inquired about the material used for the pool covers. Dan Stickle, Tyrone Township PC Chair stated that covers are all very sturdy and acceptable and are compliant with their ordinance and other building standards according to the State of Michigan building codes.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Call [] Funk [X]
Nay: None.

C. Z-26-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT, ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.08 STABLES AND ANIMALS.

The Tyrone Township Planning Commission proposes an amendment regarding stables and keeping of animals which is intended to replace the current Section 21.28 in its entirety.

This set of amendments has been revised since the County Planning Commission previously reviewed a set of similar proposed amendments (see case Z-43-19). The purpose of these amendments revise the requirements and standards for keeping of animals that are not pets in the Farming Residential (FR), Rural Estate (RE), and Single Family Residential (R-1) zoning districts, to clarify the method used to calculate the number of animals allowed, and to add standards for the keeping of chickens (hens), rabbits and bees. The proposed text would revise the current definition of household pet and replace the entire current text in Section 21.28. According to the Township, when the draft amendments were initially sent to the Board for consideration, they sent them back to the PC with some suggestions for revisions to the text (primarily enclosure requirements and reconsideration of standards where roosters may be kept) and suggestions to simply the animal unit calculation table.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their January 12, 2021 meeting.

Staff Recommendation: Approval. With minimal corrections to the sections as noted in Staff Comments, the content of the proposed amendments appears to be reasonable and comprehensive and should do a satisfactory job of regulating the keeping of animals on non-farm lots.

Commission Discussion: Commissioner Ikle asked about the animals per acre requirements. Dan Stickle stated that the animal/acreage requirements were constructed using comparable requirements from researching other ordinances throughout the county and state.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]
Nay: None.

**D. Z-27-21 TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.08 STABLES AND ANIMALS.**

The Tyrone Township Planning Commission proposes an amendment that revises the current PUD Uses Permitted Table 11.1.

According to the Township, while reviewing an application for a preliminary PUD plan, the Planning Commission noticed that Table 11.1 in the Zoning Ordinance did not align with the Future Land Use Map equivalency table (Table 20 - Comparison of Future Land Use Classifications and Zoning Districts) from the latest Master Plan (2012). The Planning Commission initiated the amendment to Table 11.1 in the Zoning Ordinance so that it would be consistent with Table 20 in the Master Plan.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their July 13, 2021 meeting.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The amendment brings both Zoning Ordinance and Master Plan documents into conformance and compatibility.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Clum [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: None.

8. OLD BUSINESS:

A. Visits to local Planning Commission meetings: Cohoctah and Genoa Townships are upcoming visits.

9. NEW BUSINESS: None.

10. REPORTS:

Director Kline-Hudson stated that Natalie Hunt in the Board of Commissioners office has removed all personal information from the committee page on the Livingston County website.

A copy of the August County Planning Connection news blast was distributed to Planning Commissioners and Director Kline-Hudson briefly explained the six Census 2020 tables that are currently on the Livingston County Planning website and the decision to change the deadline for Livingston County Planning Commission amendments so that staff has a couple of extra days to review.

The Planning Department's annual departmental report and budgetary report will be presented on September 20, 2021, at 6:30 p.m. in the Board of Commissioners chambers. Director Kline-Hudson urged Planning Commissioners to be present if possible.

The posting for County Planning Commissioners was put in the newspaper and on the Livingston County website.

Director Kline-Hudson reported that the Planning Department is currently working on a SEMCOG Planning Assistance Program grant in partnership with the IT Department for a broadband study.

Principal Planner Barb and County Planning Commissioner Funk gave a brief update on the Oak Grove/ M59 meeting with MDOT and communities.

11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Funk briefly discussed the planning commission appointment process. Commissioner Bowdoin stated that the Conway Township Planning Commission has a new chair and he gave a brief update on the future Luke Bryan concert to be held in Conway Township.

12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO ADJOURN THE MEETING AT 8:05 PM, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-1

Yea: Prokuda [X] Clum [X] Anderson [X] Bowdoin [X] Funk [X]

Nay: Ikle (in honor of the late Jim Sparks)

NEW BUSINESS #6

Planning Commission appointments.

PLANNING COMMISSION (3 year term)

Revised October 6, 2020

			<i>Begin:</i>	<i>Expires:</i>
Dan Stickel <i>Chairman</i>	4015 Bennett Lake Rd. Fenton, MI 48430	c-248-701-1585 dstickelwt@gmail.com	08/20/19	08/31/22
Kurt Schulze <i>Board Ex-officio</i> <i>Vice-Chairman</i>	11469 Majorca Place Fenton, MI 48430	c-810-908-8353 h-810-629-9014 kaschulze@charter.net	07/19/16 08/20/19 11/20/20	08/31/19 11/19/20 11/19/24
Jon Ward <i>Secretary</i>	11433 Balfour Dr. Fenton, MI 48430	517-896-2594 joncward@gmail.com	09/1/20	08/31/23
Richard Erickson <i>Commissioner</i> <i>Ex-Officio to ZBA</i>	6244 Hartland Rd. Fenton, MI 48430	734-351-2919 richard.erickson1@gmail.com	05/07/19 09/01/19	08/31/19 08/31/22
Perry Green <i>Commissioner</i>	8421 Dean Rd. Fenton, MI 48430	c-810-766-3340 perry@deiterra.com	09/01/18	08/31/21
Steve Krause <i>Commissioner</i>	12380 Foley Rd. Fenton, MI 48430	810-730-0307 krausegk02@yahoo.com	10/06/20	08/31/21
Bill Wood <i>Commissioner</i>	10410 Hartland Rd. Fenton, MI 48430	810-629-6851 BW0600@hotmail.com	12/17/13 09/01/14 09/01/17 08/31/20	08/31/14 08/31/17 09/31/20 09/01/23

NEW BUSINESS #7

Zoning Board of Appeals appointment.

ZONING BOARD OF APPEALS (3 year term)

Revised October 6, 2020

			<i>Begin:</i>	<i>Expires:</i>
Greg Carnes <i>Chairman</i>	7030 Lake Shannon Ct. Fenton, MI 48430	h-810-629-6765 c-248-361-0648 carnesgj@hotmail.com	09/01/09 09/01/12 09/01/15 09/01/18	08/31/12 08/31/15 08/31/18 08/31/21
Joe Trollman <i>Vice-Chairman</i>	10400 Runyan Lk. Rd. Fenton, MI 48430	h- (810) 208-0815 c-(810) 423-2493 josephilovesnow@aol.com	08/20/13 09/01/14 08/31/16 09/03/19	08/31/14 08/31/16 08/31/19 08/31/22
Richard Erickson <i>PC Ex-officio</i>	6244 Hartland Rd. Fenton, MI 48430	734-351-2919 richard.erickson1@gmail.com	09/01/19	08/31/22
Don Bunka	13003 Amesbury Ct. Fenton, MI 48430	c-810-845-2034 dbunka@gmail.com	09/15/20	08/31/23
Tim Scarberry	9204 Valley View Dr. Fenton, MI 48430	810-287-2415 windwalkeroffice@gmail.com	09/03/19	08/31/22
Garrett Ladd <i>Alternate</i>	10310 Hartland Rd. Fenton, MI 48430	810-569-9860 gladd1989@gmail.com	10/06/20	08/31/23
<i>Vacant</i> <i>Alternate</i>			10/06/20	08/31/22

NEW BUSINESS #8

Website design proposal.

Tyrone Township
July 9, 2021
Website Development

PROPOSAL

Website Development





TABLE OF CONTENTS

INTRODUCTION

Project Summary 3

SHUMAKER TECHNOLOGY GROUP

Company Profile..... 5
Core Values..... 6
Company Leadership..... 7
Company Structure..... 8

SERVICE CAPABILITIES

Website Portfolio Sample 9
Municipal Focus..... 10
Municipal Clients Map..... 11
Testimonials..... 12

PRICING

Pricing..... 14
Payment Structure..... 17

PROJECT INFORMATION

Project Timeline: Overview..... 18
Project Timeline..... 19
Terms and Conditions..... 20



PROJECT SUMMARY

On behalf of everyone at the Shumaker Technology Group, we thank you for considering us in your Website efforts. We are pleased to submit a proposal for Tyrone Township's new Website.

A Website serves as the face of your township. It is our goal to design a new Website that is as unique as your community and engages residents as well as directs them with ease to the information they seek. This project proposal will highlight our vision for how to redesign Tyrone Township's Website.

SCOPE OF WORK

The Shumaker Technology Group (STG) will work with Tyrone Township to develop a custom Website that reflects the factors that make Fruitland unique.

The Website will be developed in the widely popular WordPress Content Management System (CMS) and will be developed using responsive (mobile-friendly) techniques.

During the initial site setup, STG will create the various pages and populate them with content according to the chosen custom website package. Any relevant content desired on the site such as meeting minutes, agendas, and announcements will be migrated from Tyrone Township's old site. After the initial setup, more pages may be added using the CRM.

While the Americans with Disabilities Act (ADA) doesn't specifically reference Website accessibility, numerous recent court cases overwhelmingly suggest that Website accessibility is required under the law. At Shumaker Group, we strive to abide by these guidelines without sacrificing Website quality.

MEETINGS AND TRAINING

STG offers clients a pre-development meeting to make sure we fully understand your needs and desires, as well as a post-development meeting to make sure we have accomplished your goals. These meetings will either take place on-site or via webinar conference, depending on your chosen package and current safety guidelines.

We understand that building an amazing Website is really just the first step on your successful Website journey. What's more important is to make sure that the Website stays up-to-date, relevant, and useful. In order to do that, it's our job to make sure you have the tools, the knowledge, and the training to successfully maintain your Website. For some of our clients, that may mean our full maintenance package so that we can worry about the Website while you do what you do best. All STG Websites come with an initial training session to make sure you are comfortable with your



PROJECT SUMMARY

new Website. This is usually conducted via Webinar which offers a number of advantages including the fact that not all participants have to be in the same location and both the screen and the audio can easily be recorded either to share with someone who couldn't make the training, or to have to refer back to in the future.

Even with the initial training, we understand that questions are likely to arise after you start working on the site. We also include 2-hours of remote support with all STG Websites. If you encounter any issues, a qualified Web Developer will connect to your computer via a remote meeting tool and guide you through the process.

DELIVERABLES

Upon acceptance of our proposal, STG's graphic design team will consult with Tyrone on township branding guidelines and design preferences. We will be happy to revise the design to ensure that you are perfectly happy with your new Website.

Once a design has been approved by the township, STG will begin programming the Website and adding content to it.

Depending on how quickly we receive the information and approvals needed from the township, it generally takes anywhere from 6-12 weeks to complete a typical township Website.

COMPANY PROFILE

30+

years of combined
Website
development
experience

200+

clients around the
country from a
diverse range of
sizes and industries

15+

years of continuous
business serving a
diverse and growing
client base

HISTORY AND BACKGROUND

In 2001, when Kyle Shumaker was still in high school, he built his first client Website. From there, Kyle continued to take on more projects, and the projects continued to grow. The Shumaker Technology Group was officially founded in 2007 and has grown to house a whole team of programmers, designers, and marketers.

Our range of specialties and services (now including Website development, document management, mobile app development, graphic design, and more) allow us to provide clients from Lansing, Michigan to Anchorage, Alaska with comprehensive technology solutions. For more information, visit us online at www.shumakergroup.com.

CONTACT

ADDRESS



3721 W. Michigan Ave., Suite 103
Lansing, Michigan 48917

EMAIL



info@shumakergroup.com

PHONE



(517) 325-3121

WEBSITE



www.shumakergroup.com



CORE VALUES

PROFESSIONALISM

Creating a spectacular Website requires various skill sets. The process generally starts with a good graphic designer putting together the look and feel of your Website and having a good marketing professional review your content. Once that's complete the front-end developer takes the design and makes it into an actual Website while the back-end developer makes sure that any necessary functionality is implemented and works well. In the end, everything needs to be tested to make sure that it works. At STG, we hire people with each of these skill sets in order to make sure all of these specialties are available to every client. Further, while there is little to no licensing regulation in the Web Development field, STG hires highly qualified individuals that not only have degrees in their respective fields, but also recognize the value of continuing education and industry certifications.

FLEXIBILITY

Whether you need a full service firm to manage every aspect of your Website, or only want a little bit of help getting started, STG is always here for you. Some of our clients prefer to engage us to design or re-design their site and will then want to maintain and update it themselves. Other clients prefer to let us handle all aspects of their Website so that they can focus on what they do best. We're happy with whatever arrangement works best for you.

RELIABILITY

At STG, we understand that your Website needs to be up and it needs to work correctly and we are committed to doing everything humanly possible to make sure that happens. We have been around and serving clients since 2002. In fact, we're still working with many of our original clients. We also invest significantly into our hosting and monitoring infrastructure to ensure that if problems do arise, we are alerted to them right away and hopefully able to fix them before you or your client's even notice. If you're in the greater Lansing area, we invite you to visit our offices and meet with the team that is developing your Website.

AFFORDABILITY

We at STG believe that everyone deserves an extraordinary Website. As a small business ourselves, we also understand that not everyone has an extraordinary Web or Marketing budget. The volume of sites that we do, combined with the fact that we have in-house project managers, developers, and graphic designers helps us to keep our prices affordable while still providing each client with a great custom Website.



COMPANY LEADERSHIP



KYLE SHUMAKER | PRESIDENT

Certifications and Skills: Certified Internet Webmaster (CIW), Certified Web Designer Apprentice (CWDSA), CompTIA A+ (A+), CompTIA I-Net+ (I-Net+), CompTIA Network+ (Network+), Cisco Certified Network Associate (CCNA). **Degrees & Awards:** Bachelor of Science Degree, Computer Science, Michigan State University, Winner of the Prodigy Award for Best Overall Solution (NexTech Summit, Austin TX, 2001)



ZACH SLATER | DIRECTOR OF WEB DEVELOPMENT

As Director of Web Development, Zach handles a multitude of different tasks utilizing his degree in Media and Information with a specialization in I.T. from Michigan State University. Starting with extensive knowledge of HTML, CSS and Javascript languages, his skills have grown to include JQuery, AJAX, PHP, Java, and Swift. Using these skills, Zach primarily works on creating Website designs and developing new Websites that meet our clients' needs, while also maintaining and implementing new features to current Websites.



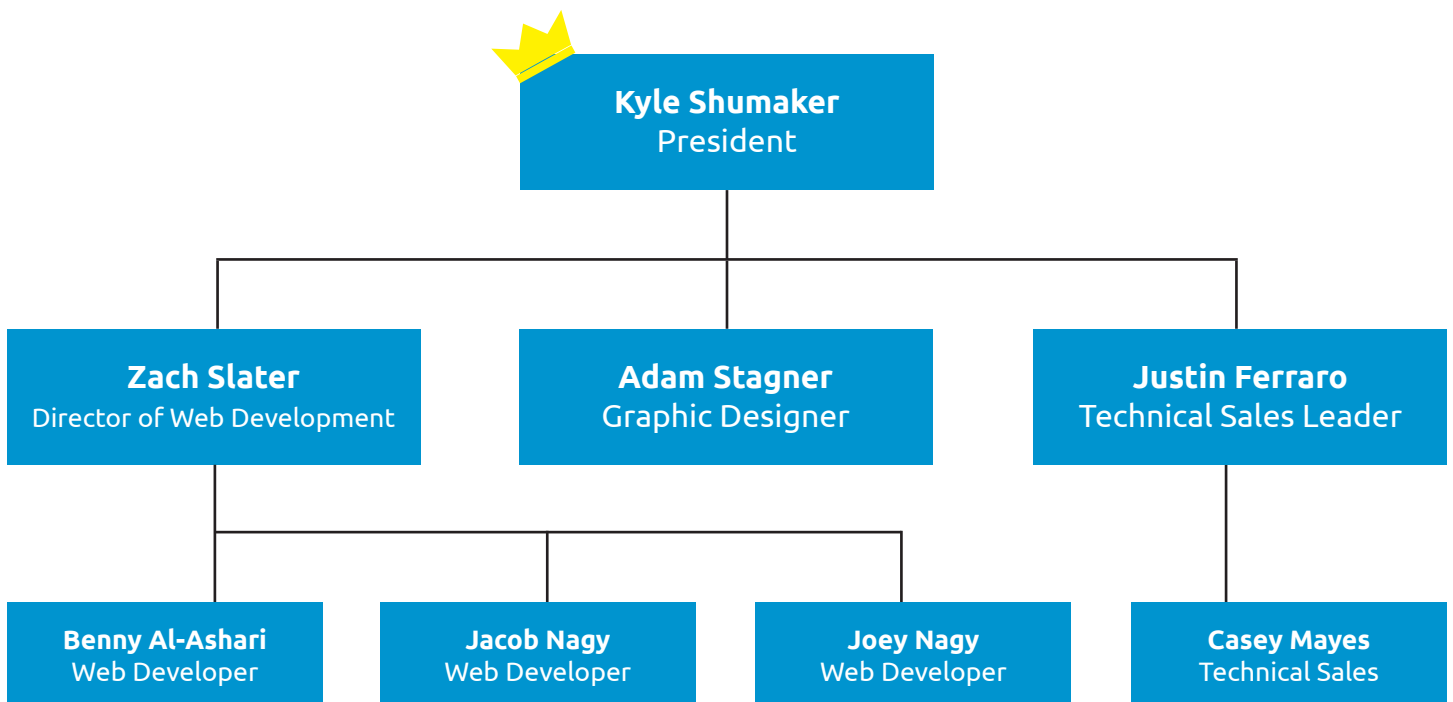
JUSTIN FERRARO | TECHNICAL SALES LEADER

Current Student-Athlete of Michigan State University and is a two-time Academic Gala award recipient. He carries his competitive disposition and goal-attaining persona to Shumaker Technology Group which he partly attributes his quick success to as the Technical Sales Leader. Justin uses his working knowledge to both recognize and empathize the apprehensions Business owners and Township committees may have when considering an investment into a new Website or document management software.

Justin's primary responsibilities include creating partnerships with businesses and municipalities who lack up-to-date, easily navigable Websites and providing a quick-fix solution to paper-cluttered offices.



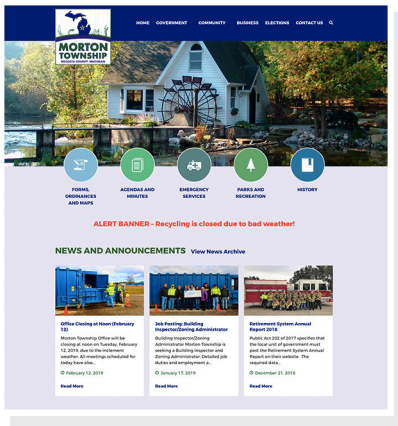
COMPANY STRUCTURE



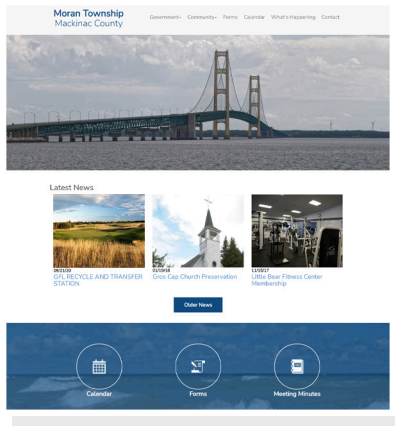
We're a small team, but we're a team of experts. Each member of the Shumaker Technology Group team is trained and experienced in their own field, ensuring that each aspect of your Website is designed with utmost care and skill.

Working with a small team also means we're easy to communicate with. No account manager keeping you from talking to management, no middleman shielding the graphic designer. We keep our team small and transparent to ensure the highest possible level of customer service.

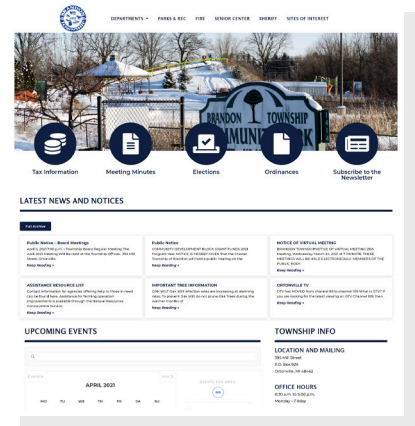
WEBSITE PORTFOLIO SAMPLE



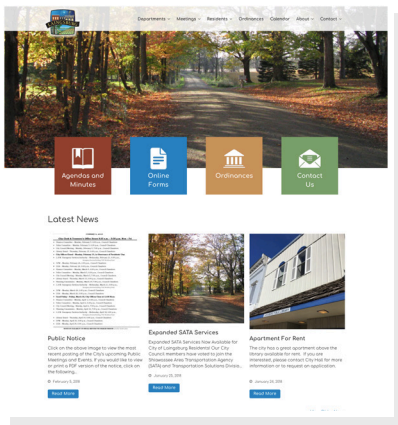
Morton Township
www.mortontownship.org



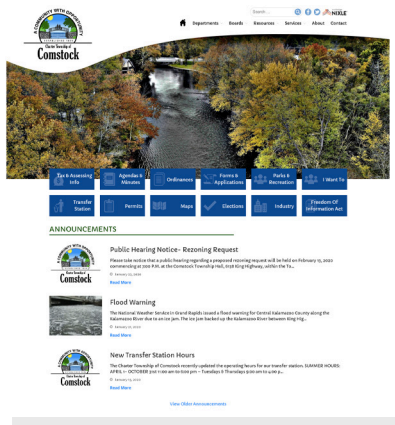
Moran Township
www.morantownship.com



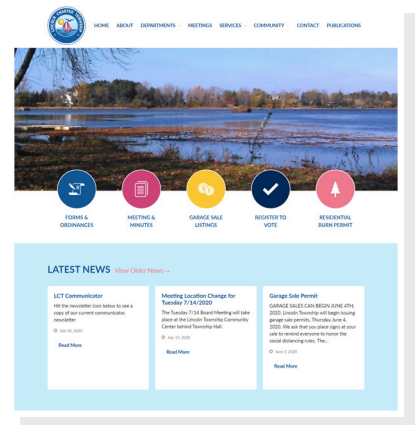
Brandon Township
www.brandontownship.us



City of Laingsburg
www.laingsburg.us



Comstock Charter Township
www.comstockmi.gov



Lincoln Charter Township
www.lctberrien.org



MUNICIPAL FOCUS

The Shumaker Technology Group has extensive experience helping municipalities with their Website Development and Document Management needs. We are a Business Partner of the Michigan Association of Township Supervisors (MATS). We are a vendor/attendee at most Michigan Township Association (MTA) and Michigan Association of Municipal Clerks (MAMC) events.

We also believe in being active in our community. We are a Lansing, Michigan based company and are members of the Lansing Regional Chamber of Commerce, Mason Chamber of Commerce, Holt Business Alliance, and more. STG President Kyle Shumaker currently serves as the Vice President of Local First Mid-Michigan and is on the leadership team for the Business Networking International Okemos Networkers Chapter.



We pride ourselves on our diversity of in-house talent, with back-end programmers and database engineers, front-end web designers, graphic designers, and marketing professionals. For over half of our 10+ years in business we have been serving municipalities, and we look forward to the opportunity to serve yours!

REFERENCES

Charter Township of Comstock

Scott Hess, Superintendent
superintendent@comstockmi.gov

Williamstown Township

Wanda Bloomquist, Supervisor
bloomquistw@williamstowntownship.com

Leslie Township

Sherry Feazel, Clerk
SFeazel@leslietownship.org

Morton Township

Yulanda "Yo" Bellingar, Trustee
trustee3@mortontownship.org

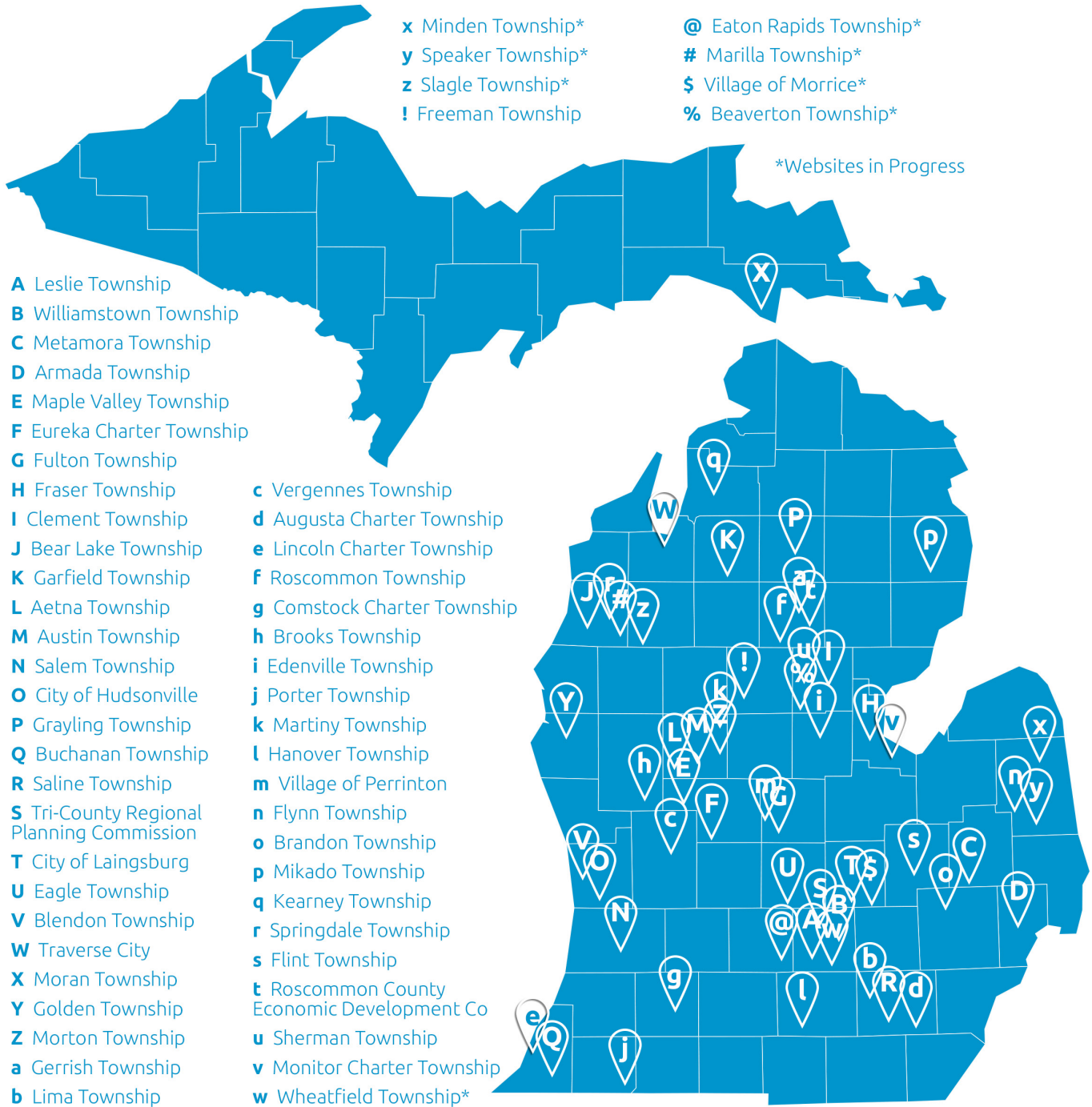
Lincoln Charter Township

Stacy Loar-Porter, Clerk
sloar-porter@lctberrien.org

Eureka Charter Township

Linda Ruwersma, Clerk
eureka.clerk@yahoo.com

MUNICIPAL CLIENTS MAP



TESTIMONIALS



I personally wanted to thank you for a WONDERFUL job on the Morton Township Website. It looks terrific, and I have heard many rave reviews of how nice looking it is and its ease of navigation. We are all proud of the work that you have done for us. Great job.

It has been a real pleasure working with your team. Thank you so much for making us stress free and successful!

Ann McFeggan, PMP *Morton Township*

www.mortontownship.org



I really appreciate all your help. Thank you for adding all the dates to the calendar also. You make my job much easier and go beyond what we expected. We are so happy we have your company and you supporting the Website.

Karon Hoffman, Supervisor *Clement Township*

www.clementtpw.org



It is folks like you who make being in business for the past 40 years such a pleasure! You have enabled us to grow and encouraged us to be the best printer in town and for that we are deeply grateful.

Missey Trudell *Paper Image*

www.paperimage.com

TESTIMONIALS



Kyle has gone above and beyond to get to know our organization and understand our needs!

Nicole S. Baumer *Tri-County Regional Planning Commission*

www.mitrpc.org



I just wanted you to know how much we are enjoying our website. The fact that I can add and remove items with such ease is a huge blessing. And your training covered everything so very well. I am glad that you are a part of our team. “Thank you” is not enough to express my appreciation for all of your hard work and dedication to our project.

Nancy Davis *Grayling Charter Township*

www.twp.grayling.mi.us



Working with the entire STG team on our entire Website overhaul was amazing! Great attention to detail, timely service and top-notch communication. Kyle took the time to help us set up the most efficient hosting and email system and then knocked it out of the park with the Website design and function.

Sara Reedy *Hoffman Photography*

www.1picturelady.com



PRICING

SETUP & DESIGN ONE-TIME COST

SILVER PACKAGE\$ 1,995

- Custom, mobile-friendly Website with content management system
- Pre-development and post-development meetings and training sessions
- Up to 25 pages and 75 linked documents (PDF, DOC, etc.) of migrated or inserted content
- Enhanced security including SSL encryption and CAPTCHA anti-spam feature
- Change from .org to .gov
- Google Analytics and Google Search Console integration
- Search feature
- Calendar of events
- Examples: Kearney Township (www.kearneytownship.org), Saline Township (www.salinetownship.org)

GOLD PACKAGE\$ 2,995

- Fully custom, mobile-friendly Website with content management system
- Pre-development and post-development meetings and training sessions
- Up to 50 pages and 125 linked documents (PDF, DOC, etc.) of migrated or inserted content
- Enhanced security including SSL encryption and CAPTCHA anti-spam feature
- Change from .org to .gov
- On-site meetings and trainings
- Google Analytics and Google Search Console integration
- Fillable PDFs and digitally-submittable electronic forms
- Search feature
- Website designed with attention to ADA compliance guidelines
- Calendar of events
- Examples: Lincoln Township (www.lctberrien.org), Morton Township (www.mortontownship.org)



PRICING

PLATINUM PACKAGE.....\$ 3,995

- Fully custom, mobile-friendly Website with content management system
- Pre-development and post-development meetings and training sessions
- Up to 100 pages and 300 linked documents (PDF, DOC, etc.) of migrated or inserted content
- Enhanced security including SSL encryption and CAPTCHA anti-spam feature
- Change from .org to .gov
- On-site meetings and trainings
- Google Analytics and Google Search Console integration
- Fillable PDFs and digitally-submittable electronic forms
- Search feature
- Logo development
- Website designed with attention to ADA compliance guidelines
- Aerial drone video tour of a municipal park or amenity (Included in package)
- Email newsletter template setup
- Design refresh/modernization any time after the Website reaches 3 years old
- Examples: Comstock Charter Township (www.comstockmi.gov), Brandon Township (www.brandontownship.us)

OPTIONAL ADD-ONS

ONGOING ADA COMPLIANCE SCANNING.....\$ 45/MONTH

As you may be aware, it is important that government Websites comply with the Americans with Disabilities Act (ADA). This highly recommended Website add-on automatically scans and adjusts your Website for screen-readers, keyboard navigation, and other technologies to ensure that people with disabilities are able to make effective use of your Website.

AERIAL DRONE PHOTOGRAPHY & VIDEOGRAPHY.....\$250



PRICING

HOSTING & MAINTENANCE YEARLY COST

OPTION A: SUPPORTED\$500/YEAR

STG will host and back up the site as well as provide ongoing technical support and training to equip you with the skills you need to update your website effectively at your convenience.

OPTION A: FULLY MANAGED\$750/YEAR

When you go with a Fully Managed Website from STG, we'll handle all the day-to-day upkeep of your Website for a fixed annual rate, so you don't have to worry about doing it yourself or having varying costs for updates and support.

With the Fully Managed plan, STG will be responsible for:

- Adding, updating, or removing content from your site based on your requests. For example, adding meeting minutes or updating the calendar of events.
- Creating new pages with content that you provide
- Installing updates to the Website platform / content management system
- Restoring site backups should anything go wrong
- Providing you with on-going support and training in case you wish to make any changes yourself



PAYMENT OPTION

YEAR 1

- Upon signing contract N/A
- Upon site launch N/A
- Within 30 days of site launch..... FULL AMOUNT

CHANGE VS. CORRECTION

At STG we do our best to be completely transparent about pricing, because you, the client, come first. However, there is an instance where a change in pricing will occur, and for the sake of transparency, we would like to highlight this instance. We refer to it as the principle of change vs. correction; a correction meaning when we fix something that STG got wrong, versus a change which encompasses a client changing their mind in a major way. For example, if a client approves a mockup, layout, and design of a site, and then changes their mind halfway through the process, this would be considered a change. If STG miscodes the Website, or uses the wrong content, this would be considered a correction. A change is not minor design and presentation issues; it is a significant change post-final approval on an aspect of the site.

STG would charge extra for a change, and here is why: when the initial decision is made by the client on approval for a design, our developers jump into the project feet first. There are numerous hours spent on labor and intricacies of the project that cannot be recouped, and in essence, that time is wasted. This is not to say minor changes will not occur; this is not meant to nickel and dime our clients, but rather as a protection for us as a company if a major design overhaul has to occur within the middle of a project. Minor changes and corrections will of course be made at no extra charge to the client during the design phase or while your site is under a maintenance agreement. In the unlikely event that an increase in cost occurs, it will be brought to you for approval in advance.

PROJECT TIMELINE: OVERVIEW



STEP 1
Initial Meeting



STEP 2
Marketing/Design Mockup



STEP 3
Building the Site/
Content Migration



STEP 4
Final Meeting



STEP 5
Site Launch

PROJECT TIMELINE



PROJECT TIMELINE

Generally 6–12 weeks depending on client responsiveness and input

STEP 1: INITIAL MEETING

- Project Goals
- Project Timeline/Deadlines
- Design Preferences

STEP 2: MARKETING/DESIGN MOCKUP

- STG Marketing and Design team crafts a personalized vision of the site for your approval

STEP 3: BUILDING THE SITE/CONTENT MIGRATION

- STG development team begins to program custom Website tailored to your goals and design preferences

STEP 4: FINAL MEETING

- STG meets with you to preview and test the custom Website prior to launch

STEP 5: SITE LAUNCH

- New site becomes available to the general public
- Post-launch testing done by you and STG



TERMS AND CONDITIONS

- Payment in full is expected within 30 days of the final site launch. Depending on the size of the project and credit-worthiness of the client, a down payment may be required.
- We guarantee your complete satisfaction. If at any point (prior to 30 days after the launch of the site) you aren't happy with our work, you can cancel and owe nothing.
- In order to meet our delivery milestones, it is important that the client be engaged in the process and provide timely feedback when requested. While we understand that everyone gets busy, if significant delays occur while waiting for client feedback, the delivery dates may be pushed back.

NEW BUSINESS #9

Price to pre-buy propane for the township hall.



HAMILTON'S PROPANE, INC.

Family Owned and Operated since 1977

300 S. Ortonville Rd.
P.O. Box 709
Ortonville, MI 48462

14063 N. State
P.O. Box 263
Otisville, MI 48463

(248) 627-4904

(989) 871-6661

www.hamiltonspropane.com

FULL HEATING & COOLING SERVICES

On-Line Ordering Now Available! Visit: hamiltonspropane.com

Pre-Buy Program: \$1.79 per gallon

- Minimum Purchase of 500 Gallons.
- This Offer Expires October 8, 2021 or while supplies last.
- There is a 2% additional fee for payments not made in cash or check.

Cap Price Protection Program: \$1.99 per gallon

- If the price is below the "cap" price at the time of your delivery you will receive the lower price.
- Low upfront cost of \$50⁰⁰ guarantees your price (non-refundable).
- This Offer Expires October 8, 2021 or while supplies last.

Programs valid thru 4-30-22 • Prices DO NOT include sales tax

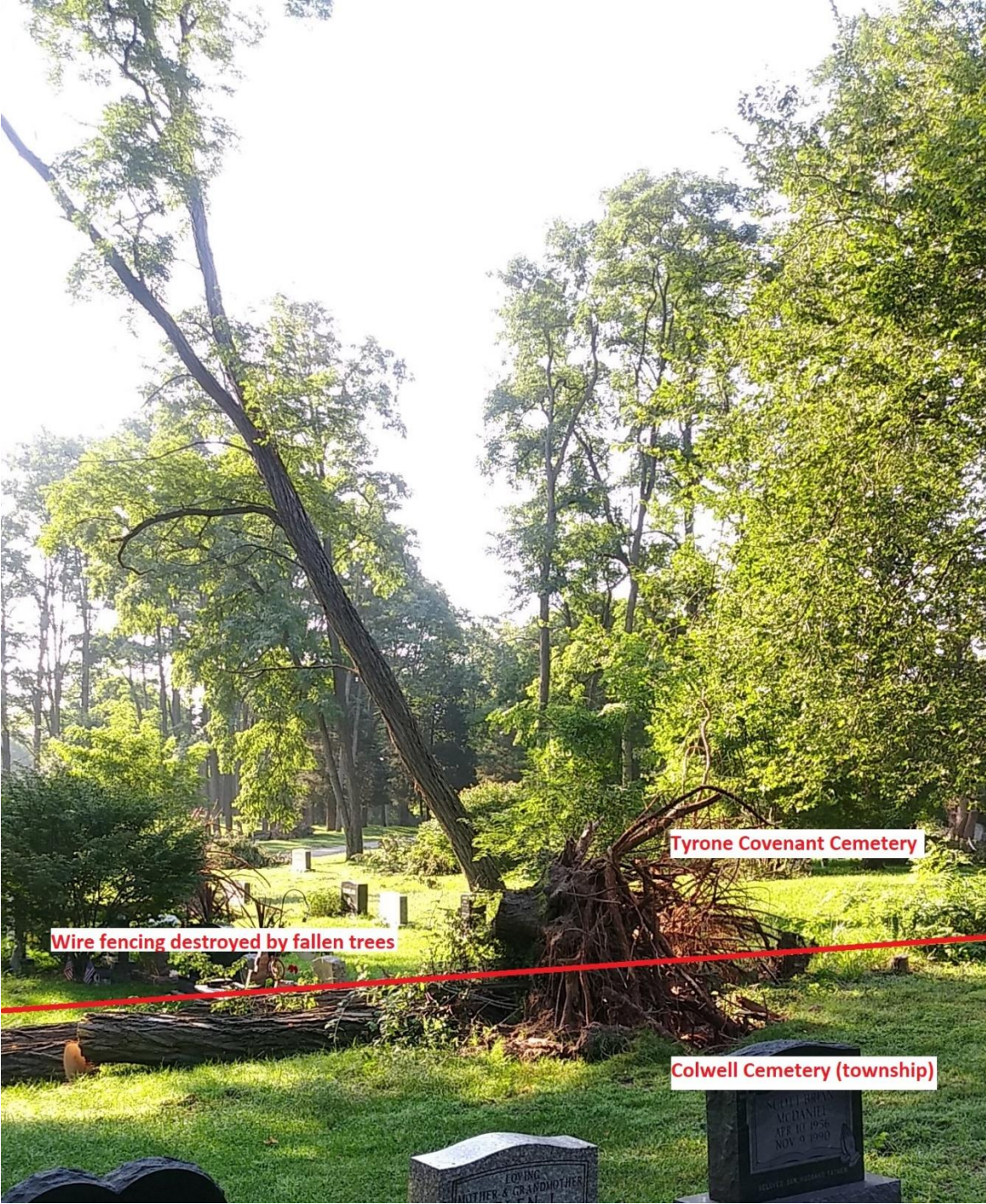
Hamilton Propane

Purchase Date	Gallons	Price/Gal	Total
10/31/2019	800	\$1.29	\$1,032.00
12/11/2019	746.4	\$1.29	\$962.86
1/15/2020	654.6	\$1.29	\$844.43
2/5/2020	422.1	\$1.29	\$544.51
2/25/2020	350.9	\$1.29	\$452.66
4/15/2020	588.5	\$1.29	\$759.17
10/28/2020	432.7	\$1.39	\$601.45
12/2/2020	375.2	\$1.49	\$559.05
12/30/2020	461.7	\$1.55	\$715.64
1/27/2021	520.3	\$1.69	\$879.31
2/24/2021	615.8	\$1.79	\$1,102.28
4/14/2021	557.4	\$1.79	\$997.75
	6525.6		\$9,451.11
Average/Year	3262.8		

NEW BUSINESS #10

Cemetery improvements discussion (boundary fence, Clough Hill entrance fence, survey map).

Colwell Cemetery – White Lake Rd.
Wire fence between township cemetery and Covenant cemetery destroyed.



Clough Hill Cemetery – Linden Rd.
Original iron fence deteriorating.



Clough Hill

