

**TYRONE TOWNSHIP  
REGULAR BOARD MEETING AGENDA  
OCTOBER 19, 2021 - 7:00 P.M.  
(810) 629-8631**

**This will be a hybrid meeting held in person and electronically via Zoom.  
Details to join via Zoom follow this agenda.**

**CALL TO ORDER – PLEDGE OF ALLEGIANCE – 7:00 P.M.**

**ROLL CALL**

**APPROVAL OF AGENDA – OR CHANGES**

**APPROVAL OF CONSENT AGENDA**

- Regular Board Meeting Minutes – September 21, 2021
- Treasurer’s Report – September 30, 2021
- Clerk’s Warrants and Bills – October 13, 2021

**COMMUNICATIONS**

- 1. Livingston County Sheriff Report – September 30, 2021.
- 2. Fire Service Report -September 30, 2021

**UNFINISHED BUSINESS**

**NEW BUSINESS**

- 1. Request of Darren Moore to appeal his fire service fee.
- 2. DMN Property Holdings proposed private drive application.
- 3. Settlement agreement request.
- 4. Appointment to Planning Commission.

**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.

## Join Zoom Meeting

<https://us02web.zoom.us/j/87643036899?pwd=YTZOR1pnaERoakZXaGFRMlpBQmNKZz09>

Meeting ID: 876 4303 6899

Passcode: 630471

One tap mobile

+13017158592,,87643036899#,,,,\*630471# US (Washington DC)

+13126266799,,87643036899#,,,,\*630471# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 876 4303 6899

Passcode: 630471

Find your local number: <https://us02web.zoom.us/j/keGO0atUS>

# CONSENT AGENDA

Regular Board Meeting Minutes – September 21, 2021

Treasurer's Report – September 30, 2021

Clerk's Warrants and Bills – October 13, 2021

**TYRONE TOWNSHIP  
REGULAR BOARD MEETING  
APPROVED MINUTES – SEPTEMBER 21, 2021 – PAGE 1**

**CALL TO ORDER**

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on September 21, 2021 at 7:00 p.m. at the Tyrone Township Hall.

**ROLL CALL**

Present: Supervisor Mike Cunningham, Clerk Marcella Husted, Trustees Herman Ferguson, Kurt Schulze, David Walker, and Zach Tucker (arrived at 7:02 p.m.). Absent: Treasurer Jennifer Eden.

**APPROVAL OF AGENDA – OR CHANGES**

Trustee Walker moved to approve the agenda as amended. (Trustee Schulze seconded.) The motion carried; all ayes. The following items were removed:

Moved New Business #5 Closed Session to follow Public Remarks.

**APPROVAL OF CONSENT AGENDA**

**Regular Board Meeting Minutes – September 7, 2021**

**Treasurer’s Report – August 31, 2021**

**Clerk’s Warrants and Bills – September 15, 2021**

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

**COMMUNICATIONS**

- 1. Fire Service Report - September 14, 2021**
- 2. Job Posting Notice- Planning & Zoning Assistant**
- 3. Livingston County Sheriff’s Report- August 31, 2021**

Trustee Walker moved to receive and place on file Communications #1-3 as presented. (Trustee Ferguson seconded.) The motion carried; all ayes.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

- 1. Presentation of the township 2020-2021 audit.**

Neil Hammerbacher from auditing firm Gabridge & Co. presented the township’s 2020-2021 audit. He commended the Board and the township’s accountant, Casey Zaski, on the audit’s “unmodified opinion” which is considered a clean audit.

**TYRONE TOWNSHIP  
REGULAR BOARD MEETING  
APPROVED MINUTES – SEPTEMBER 21, 2021 – PAGE 2**

**NEW BUSINESS** *(continued)*

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

RESOLUTION #210903  
TYRONE TOWNSHIP, LIVINGSTON COUNTY

TO ADOPT AMENDMENT TO ZONING ORDINANCE NO. 36

ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS,  
SECTION 21.28 STABLES AND ANIMALS

*(See original resolution for amendments)*

The amendment to Zoning Ordinance #36 Article 21, Section 21.28 Stable and Animals entirely replaces the current text of this section. This amendment revises the requirements and standards for keeping of animals that are not pets in FR, RE and R-1 zoning districts, clarifies the method used to calculate the number of animals allowed, and to add standards for the keeping of chickens, rabbits and bees.

**RESOLVED BY:** Trustee Schulze  
**SUPPORTED BY:** Trustee Tucker

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

**ADOPTION DATE:** September 21, 2021

**CERTIFICATION OF THE CLERK**

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on September 21, 2021, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.



\_\_\_\_\_  
Marcella Husted  
Tyrone Township Clerk

**TYRONE TOWNSHIP  
REGULAR BOARD MEETING  
APPROVED MINUTES – SEPTEMBER 21, 2021 – PAGE 3**

**NEW BUSINESS** *(continued)*

**3. Request to write off uncollectible fire service accounts.**

Trustee Walker moved to write-off the uncollectible fire service accounts in the amount of \$801.24 as presented. (Trustee Ferguson seconded.) The motion carried; all ayes.

**4. Quote for laptop computer and software.**

Trustee Ferguson moved to authorize the purchase of a laptop computer and software for the zoning department for the cost not to exceed \$1,000.00 as presented. (Trustee Schulze seconded.) The motion carried; all ayes.

**PUBLIC REMARKS**

Two residents voiced their opinions.

**NEW BUSINESS** *(continued)*

**5. Closed session to discuss confidential attorney-client information.**

RESOLUTION #210904  
TYRONE TOWNSHIP, LIVINGSTON COUNTY

CLOSED SESSION

Trustee Walker resolved to convene in closed session to discuss confidential attorney-client information. (Trustee Schulze seconded.)

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

The board convened in closed session at 7:27 p.m.

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

The board reconvened in open session at 7:54 p.m.

**MISCELLANEOUS BUSINESS**

None.

**ADJOURNMENT**

Trustee Walker moved to adjourn. (Trustee Ferguson seconded.) The motion carried; all ayes. The meeting adjourned at 7:55 p.m.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 001 STATE BANK COMMON ACCOUNT					
09/23/2021	001	22865	120	ACCIDENT FUND COMPANY OF	391.75
09/23/2021	001	22866	297	BLUE CROSS BLUE SHIELD OF MICHIGAN	7,867.35
09/23/2021	001	22867	CWA	CARLISLE/WORTMAN ASSOCIATES, INC	870.00
09/23/2021	001	22868	108	CHARTER COMMUNICATIONS	124.98
09/23/2021	001	22869	CHLORIDE	CHLORIDE SOLUTIONS LLC	1,941.94
09/23/2021	001	22870	DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	14,520.00
09/23/2021	001	22871	486	FENTON REGIONAL CHAMBER OF COMMERCE	98.00
09/23/2021	001	22872	GRIFFIN	GRIFFIN PEST SOLUTIONS, INC	51.00
09/23/2021	001	22873	HAMILT GAS	HAMILTON'S PROPANE	5,370.00
09/23/2021	001	22874	75	MICHIGAN TOWNSHIPS ASSOCIATION	20.00
09/23/2021	001	22875	213	PITNEY BOWES INC.	242.22
09/23/2021	001	22876	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	1,305.00
09/23/2021	001	22877	303	WASTE MANAGEMENT	165.82
09/28/2021	001	22878	CHASE CARD	CHASE CARD SERVICE	664.73
09/28/2021	001	22879	41	CONSUMERS ENERGY	459.81
09/28/2021	001	22880	115	PFM FINANCIAL ADVISORS LLC	1,000.00
10/05/2021	001	22881	871	LIVINGSTON COUNTY TREASURER	366.50
10/05/2021	001	22882	PRECISION	PRECISION DATA PRODUCTS	519.00
10/05/2021	001	22883	439	REPUBLIC SERVICES#237	1,669.51
10/05/2021	001	22884	173	SHRED-IT USA	65.43
10/05/2021	001	22885	SUNSET	SUNSET MAINTENANCE, LLC	560.00
10/05/2021	001	22886	VOYA	VOYA INSTITUTIONAL TRUST COMPANY	160.00
10/12/2021	001	22887	AT&T MOBIL	AT&T MOBILITY	89.69
10/12/2021	001	22888	CHLORIDE	CHLORIDE SOLUTIONS LLC	1,958.43
10/12/2021	001	22889	41	CONSUMERS ENERGY	240.12
10/12/2021	001	22890	GABRIDGE	GABRIDGE & COMPANY, PLC	13,000.00
10/12/2021	001	22891	172	I.T. RIGHT, INC.	1,022.00
10/12/2021	001	22892	RICOH USA	RICOH USA, INC.	230.28
10/12/2021	001	22893	25	STAPLES ADVANTAGE	618.45
10/12/2021	001	22894	VIEW NEWS	VIEW NEWSPAPER GROUP	987.54

001 TOTALS:

Total of 30 Checks:	56,579.55
Less 0 Void Checks:	0.00
Total of 30 Disbursements:	56,579.55

Bank 022 STATE BANK - PUBLIC SAFETY checking

09/23/2021	022	1263	121	ROSATI,SCHULTZ,JOPPICH&AMTSBUECHLER	56.00
09/28/2021	022	1264	CHASE CARD	CHASE CARD SERVICE	26.89
09/28/2021	022	1265	176	HARTLAND AREA FIRE DEPARTMENT	27,493.00
10/05/2021	022	1266	176	HARTLAND AREA FIRE DEPARTMENT	4,341.00
10/12/2021	022	1267	19	CHARTER TOWNSHIP OF FENTON	34,728.00
10/12/2021	022	1268	16	CITY OF FENTON FIRE DEPARTMENT	33,281.00

022 TOTALS:

Total of 6 Checks:	99,925.89
Less 0 Void Checks:	0.00
Total of 6 Disbursements:	99,925.89

Bank 101 FLAGSTAR-SEWER DEBT-CKG

09/28/2021	101	1189	931	LIVINGSTON COUNTY TREASURER	19,800.00
09/28/2021	101	1190	931	LIVINGSTON COUNTY TREASURER	38,400.00
09/28/2021	101	1191	931	LIVINGSTON COUNTY TREASURER	19,800.00

101 TOTALS:

Total of 3 Checks:	78,000.00
Less 1 Void Checks:	19,800.00
Total of 2 Disbursements:	58,200.00

Bank 102 SEWER O&M CHECKING 590

09/28/2021	102	444	96	TYRONE TOWNSHIP	3,337.81
09/28/2021	102	445	96	TYRONE TOWNSHIP	30,682.75
10/05/2021	102	446	96	TYRONE TOWNSHIP	3,600.20
10/12/2021	102	447	24	LIVINGSTON COUNTY DRAIN COMM.	72,137.39
10/12/2021	102	448	96	TYRONE TOWNSHIP	1,416.55
10/12/2021	102	449	96	TYRONE TOWNSHIP	46,427.98
10/12/2021	102	450	96	TYRONE TOWNSHIP	45.00

102 TOTALS:

User: Casey  
DB: Tyrone

CHECK DATE FROM 09/15/2021 - 10/13/2021

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Total of 7 Checks:					157,647.68
Less 0 Void Checks:					0.00
Total of 7 Disbursements:					<u>157,647.68</u>

Bank 108 TAX FUND FLAGSTAR

09/23/2021	108	3033	REFUND TAX	CAPITAL REAL ESTATE TAX SERVICE	2,915.00 V
09/23/2021	108	3034	REFUND TAX	CORELOGIC	1,315.11 V
09/23/2021	108	3035	REFUND TAX	CORELOGIC	1,614.36 V
09/23/2021	108	3036	REFUND TAX	CORELOGIC	1,126.30 V
09/23/2021	108	3037	REFUND TAX	CORELOGIC	1,227.18 V
09/23/2021	108	3038	REFUND TAX	CORELOGIC	745.89 V
09/23/2021	108	3039	REFUND TAX	CORELOGIC	1,598.90 V
09/23/2021	108	3040	REFUND TAX	CORELOGIC	1,501.26 V
09/23/2021	108	3041	REFUND TAX	CORELOGIC	1,312.00 V
09/23/2021	108	3042	REFUND TAX	CORELOGIC	1,524.75 V
09/23/2021	108	3043	REFUND TAX	CORELOGIC	418.57 V
09/23/2021	108	3044	REFUND TAX	CORELOGIC	997.08 V
09/23/2021	108	3045	REFUND TAX	CORELOGIC	1,067.88 V
09/23/2021	108	3046	REFUND TAX	CORELOGIC	2,281.00 V
09/23/2021	108	3047	REFUND TAX	CORELOGIC	2,088.01 V
09/23/2021	108	3048	REFUND TAX	CORELOGIC	412.02 V
09/23/2021	108	3049	REFUND TAX	CORELOGIC	997.43 V
09/23/2021	108	3050	REFUND TAX	CORELOGIC	1,678.17 V
09/23/2021	108	3051	REFUND TAX	LERETA LLC	1,405.76 V
09/23/2021	108	3052	REFUND TAX	LERETA LLC	1,321.10 V
09/23/2021	108	3053	REFUND TAX	LERETA LLC	4,352.39 V
09/23/2021	108	3054	REFUND TAX	LERETA LLC	419.03 V
09/23/2021	108	3055	REFUND TAX	CAPITAL REAL ESTATE TAX SERVICE	2,915.00
09/23/2021	108	3056	REFUND TAX	CORELOGIC	20,227.74
09/23/2021	108	3057	REFUND TAX	CORELOGIC	1,678.17
09/23/2021	108	3058	REFUND TAX	LERETA LLC	1,405.76
09/23/2021	108	3059	REFUND TAX	LERETA LLC	6,092.52
09/23/2021	108	3060	806	FENTON SCHOOLS	216,575.15
09/23/2021	108	3061	GISD	GISD	192,690.09
09/23/2021	108	3062	706	HARTLAND CONSOLIDATED SCHOOLS	130,234.09
09/23/2021	108	3063	LESA	LESA	220,604.21
09/23/2021	108	3064	945	LINDEN COMMUNITY SCHOOLS	270,425.40
09/23/2021	108	3065	871	LIVINGSTON COUNTY TREASURER	3,047,318.00
09/23/2021	108	3066	STATEOFMI	STATE OF MICHIGAN	502.53
10/05/2021	108	3067	REFUND TAX	CAPITAL REAL ESTATE	756.57
10/05/2021	108	3068	REFUND TAX	CISLO TITLE COMPANY	16.03
10/05/2021	108	3069	806	FENTON SCHOOLS	12,902.07
10/05/2021	108	3070	GISD	GISD	7,292.63
10/05/2021	108	3071	706	HARTLAND CONSOLIDATED SCHOOLS	7,157.91
10/05/2021	108	3072	LESA	LESA	8,583.73
10/05/2021	108	3073	945	LINDEN COMMUNITY SCHOOLS	8,726.61
10/05/2021	108	3074	871	LIVINGSTON COUNTY TREASURER	<u>108,836.80</u>

108 TOTALS:

Total of 42 Checks:					4,297,260.20
Less 22 Void Checks:					32,319.19
Total of 20 Disbursements:					<u>4,264,941.01</u>

Bank 203 TRUST & AGENCY 701 CKG

09/23/2021	203	1925	CWA	CARLISLE/WORTMAN ASSOCIATES, INC	1,850.00
09/23/2021	203	1926	871	LIVINGSTON COUNTY TREASURER	2,212.50
09/23/2021	203	1927	96	TYRONE TOWNSHIP	<u>442.56</u>

203 TOTALS:

Total of 3 Checks:					4,505.06
Less 0 Void Checks:					0.00
Total of 3 Disbursements:					<u>4,505.06</u>

REPORT TOTALS:

Total of 91 Checks:					4,693,918.38
Less 23 Void Checks:					52,119.19
Total of 68 Disbursements:					<u>4,641,799.19</u>



10/13/2021  
JMM

**TYRONE TOWNSHIP TREASURER'S REPORT**  
Period ending SEPTEMBER, 2021

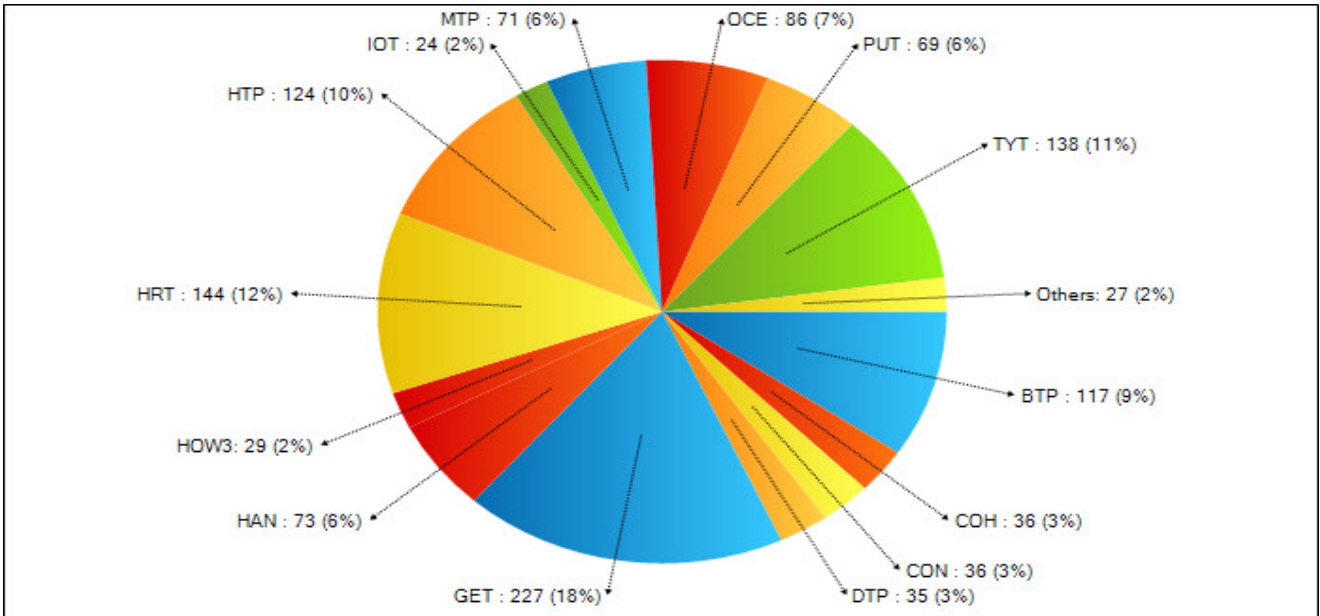
TOWNSHIP FUNDS	Interest Ckg	INVESTMENTS ICS	Int Rate	MICHIGAN CLASS	Int Rate Monthly AVG	FLG PEG CD matures 8/9/22	Int rate	Grand Totals Each Fund
General 101	\$2,043,780.35	\$ 2,431,988.82	2.22%					\$ 4,475,769.17
Tech Fund 141	\$51,781.85	\$ 5,000.00	2.22%					\$56,781.85
Building & Site 145	\$141,525.37	\$ 7,500.00	2.22%					\$149,025.37
Parks/Recreation 208	\$5,934.23		0.40%					\$5,934.23
Liquor Control 212	\$1,458.60		0.40%					\$1,458.60
Road 245	\$111,163.09	\$ 44,224.80	2.22%	\$261,952.99	1.00%			\$ 417,340.88
Revolving 246	\$164,513.95	\$ 97,500.00	0.40%	\$192,432.58	1.00%			\$ 454,446.53
Right of Way 260	\$31,878.56		0.40%					\$31,878.56
Peg 274	\$189,046.33					\$ 194,450.42	0.20%	\$383,496.75
Lk Tyrone Grant 281	\$0.00		0.40%					\$0.00
<b>Special Assessments</b>								
Jayne Hill Lts 218	\$1,648.01		0.40%					\$1,648.01
Walnut Shores Lts 219	\$752.48		0.40%					\$752.48
Shannon Glen Rubbish 225	\$3,961.09							\$3,961.09
Jayne Hill Rubbish Removal 226	\$6,785.08		0.40%					\$6,785.08
Apple Orchard Rubbish Removal 227	\$2,289.34							\$2,289.34
Silver Lake Rubbish Removal 228	\$8,837.83							\$8,837.83
Parkin Lane Snow 231	\$16,355.64		0.40%					\$16,355.64
Great Oaks Dr 232	\$8,489.16		0.40%					\$8,489.16
Laural Springs Rubbish removal 233	\$3,955.00							\$3,955.00
<b>Account Totals</b>	<b>\$2,794,155.96</b>	<b>\$ 2,586,213.62</b>		<b>\$454,385.57</b>		<b>\$ 194,450.42</b>		<b>\$ 6,029,205.57</b>
<b>Health Flex Spending 101</b>		<b>The State Bank</b>						<b>Health Flex Total</b>
FSA Account (\$10K Loan to Open)		\$ 10,911.61	0.00%					\$ 10,911.61
								\$ 10,911.61
<b>Public Safety- 205</b>								<b>Public Safety Total</b>
Public Safety 205 - State Bank checking		\$ 346,669.95	0.40%					\$ 346,669.95
Public Safety 205- State Bank Savings		\$ 6,402.95						\$ 6,402.95
Public Safety 205 - Level One Bank		\$ 205,379.42	0.40%					\$ 205,379.42
Public Safety ICS- 205 State Bank		\$ 774,065.68	2.22%					\$ 774,065.68
								\$ 1,332,518.00
<b>TYRONE TOWNSHIP SEWER 2003- 392</b>		<b>Flagstar</b>						<b>Tyrone Sewer 03 Total</b>
Debt Service 392 Flagstar Bank		\$ 374,468.82	0.6%					\$ 374,468.82
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 9/15/22)(6804)		\$ 469,180.07	0.15%					\$ 469,180.07
								\$ 2,391,196.85
<b>Road Improvements-</b>		<b>Flagstar</b>						<b>Road Improvement Total</b>
Parkin Lane Rd 2010 (396)		\$ 17,000.87	0.70%					\$ 17,000.87
Lake Shannon 2018 (399)		\$ 290,458.46	0.70%					\$ 290,458.46
Laurel springs (400)		\$ 48,961.51	0.70%					\$ 48,961.51
Irish Hills (401)		\$ 159,053.81						\$ 159,053.81
<b>CIBC-</b> Parkin Lane CD(matures 8/9/2022)		\$ 127,853.69	0.20%					\$ 127,853.69
								\$ 643,328.34
<b>SEWER O&amp;M CHECKING ACCT- 590</b>		<b>Flagstar</b>						<b>Sewer O&amp;M Total</b>
Sewer Operation and Maintenance CK (5710)		\$ 123,615.99	0.70%					\$ 123,615.99
Sewer Operation and Maintenance SV (4865)		\$ 82,817.58	1.39%					\$ 82,817.58
<b>CIBC-</b> O&M CD(matures 8/6/22)(6337)		\$ 163,084.77	0.20%					\$ 163,084.77
O&M CDARS (matures 8/12/2022)(4312)		\$ 144,195.30	1.50%					\$ 144,195.30
O&M CDARS (matures 8/10/2022)(4710)		\$ 146,335.94	0.20%					\$ 146,335.94
								\$ 660,049.58
<b>TRUST &amp; AGENCY- 701</b>		<b>Chase</b>						<b>Trust &amp; Agency Total</b>
Township Trust and Agency 701 Savings		\$ 1,514.04	0.18%					\$ 1,514.04
Township Trust and Agency 701 Checking		\$ 26,673.13	0.00%					\$ 26,673.13
								\$ 28,187.17
								\$ 5,066,191.55

<b>Total Township Monies</b>			<b>\$ 11,095,397.12</b>
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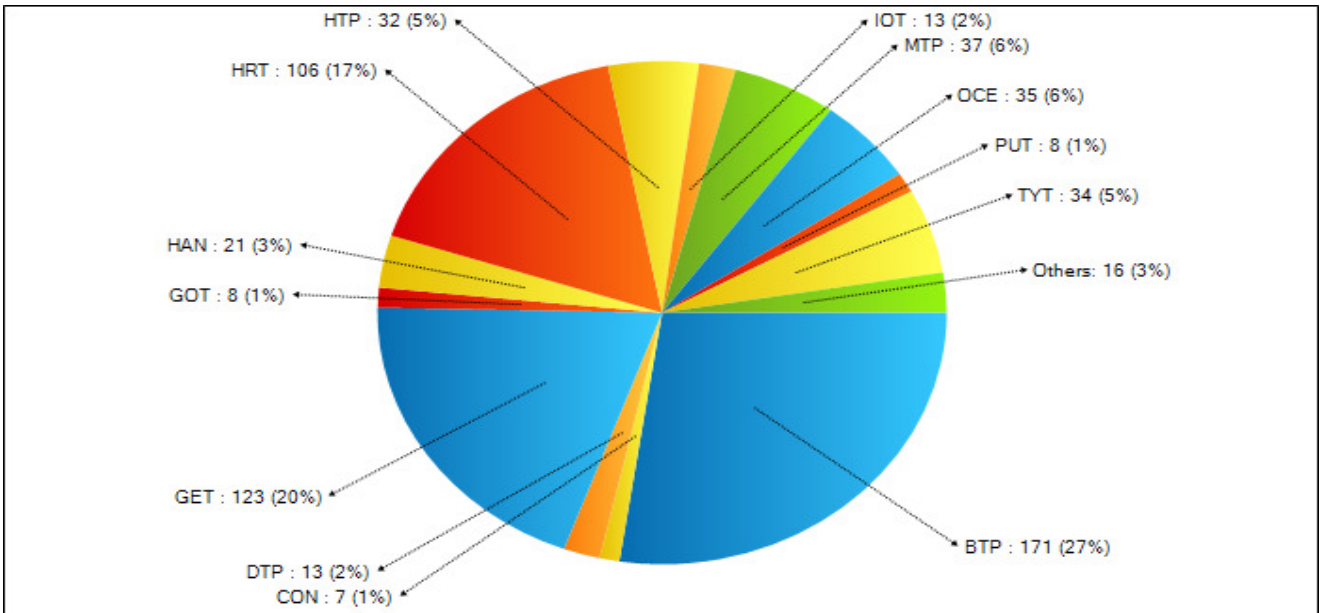
# **COMMUNICATION #1**

Livingston County Sheriff Report –  
September 31, 2021.

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



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



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

Nature	# Events
911 HANG UP	3
ABANDONED VEHICLE	1
ALARM	1
ANIMAL COMPLAINT	9
AREA CHECK	1
ASSIST EMS	17
ASSIST FIRE DEPARTMENT	6
ASSIST OTHER AGENCY	1
CHILD OR ADULT ABUSE/NEGLECT	1
CITIZEN ASSIST	10
CIVIL COMPLAINT	1
DISTURBANCE/TROUBLE	1
DOMESTIC PHYSICAL IN PROGRESS	2
DOMESTIC VERBAL	3
EXTRICATION - MOTOR VEH ACC	2
FOLLOW UP	1
FRAUD	3
GAS LEAK OUTSIDE	1
GENERAL NON CRIMINAL	1
HAZARD	7
HIT AND RUN ACCIDENT	3
INTIMIDATION THREATS HARASSMEN	3
MENTAL/CMH/PSYCH	1
MESSAGE DELIVERY	1
MISC COMPLAINTS	1
MISSING PERSON/RUN-A-WAY	1
MOTORIST ASSIST	5
NOISE COMPLAINTS	3
PARKING COMPLAINTS	1
PDA	15
PERSONAL INJURY ACCIDENT	2
PHYSICAL DOMES REPORT ONLY	1
PIREF (REFUSE EMS)	1
SUICIDAL SUBJECT	1
SUSPICIOUS PERSON	1
SUSPICIOUS SITUATION	3
SUSPICIOUS VEHICLE	2
TREE HAZARD	3
TRESSPASSING, LOITERING	2
UNKNOWN ACCIDENT	3
WARRANT ARREST CRIMINAL	1
WELFARE CHECK	4
<b>TOTAL:</b>	<b>130</b>

## 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	124	12	3
SEPTEMBER	130	20	0
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	1149	149	24

<b>BRIGHTON</b>		<b>COHOCTAH</b>		<b>CONWAY</b>		<b>DEERFIELD</b>		<b>GENOA</b>		<b>HANDY</b>		<b>HARTLAND</b>	
<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	126	AUGUST	33	AUGUST	27	AUGUST	25	AUGUST	246	AUGUST	72	AUGUST	126
SEPTEMBER	114	SEPTEMBER	36	SEPTEMBER	35	SEPTEMBER	35	SEPTEMBER	222	SEPTEMBER	72	SEPTEMBER	143
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
<b>YTD TOTAL:</b>	<b>1119</b>	<b>277</b>	<b>224</b>	<b>291</b>	<b>2207</b>	<b>588</b>	<b>1154</b>						
<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	28	AUGUST	1	AUGUST	15	AUGUST	3	AUGUST	53	AUGUST	16	AUGUST	17
SEPTEMBER	19	SEPTEMBER	6	SEPTEMBER	7	SEPTEMBER	6	SEPTEMBER	28	SEPTEMBER	14	SEPTEMBER	33
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
<b>YTD TOTAL:</b>	<b>216</b>	<b>29</b>	<b>41</b>	<b>48</b>	<b>376</b>	<b>140</b>	<b>309</b>						
<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	2	AUGUST	0	AUGUST	0	AUGUST	1	AUGUST	4	AUGUST	6	AUGUST	4
SEPTEMBER	2	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	0	SEPTEMBER	1	SEPTEMBER	2
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
<b>YTD TOTAL:</b>	<b>19</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>52</b>	<b>21</b>	<b>29</b>						

<b>HOWELL</b>		<b>IOSCO</b>		<b>MARION</b>		<b>OCEOLA</b>		<b>PUTNAM</b>		<b>TYRONE</b>	
<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	124	AUGUST	40	AUGUST	85	AUGUST	88	AUGUST	68	AUGUST	124
SEPTEMBER	120	SEPTEMBER	24	SEPTEMBER	71	SEPTEMBER	85	SEPTEMBER	67	SEPTEMBER	130
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
	<b>1078</b>		<b>262</b>		<b>710</b>		<b>907</b>		<b>580</b>		<b>1149</b>

<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	34	AUGUST	3	AUGUST	11	AUGUST	47	AUGUST	2	AUGUST	12
SEPTEMBER	43	SEPTEMBER	0	SEPTEMBER	8	SEPTEMBER	27	SEPTEMBER	4	SEPTEMBER	20
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
	<b>408</b>		<b>37</b>		<b>104</b>		<b>424</b>		<b>40</b>		<b>149</b>

<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	4	AUGUST	1	AUGUST	3	AUGUST	1	AUGUST	2	AUGUST	3
SEPTEMBER	4	SEPTEMBER	1	SEPTEMBER	1	SEPTEMBER	5	SEPTEMBER	2	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
	<b>56</b>		<b>7</b>		<b>20</b>		<b>28</b>		<b>11</b>		<b>24</b>

<u>TOWNSHIP</u>	NUMBER OF CALLS <u>3:00PM - 11:00PM</u>	RESPONSE TIME CONTRACT TIME <u>3:00PM - 11:00PM</u>	NUMBER OF CALLS <u>11:00PM - 3:00PM</u>	RESPONSE TIME NON CONTRACT TIME <u>11:00PM - 3:00PM</u>	<u>TOTAL</u>
BRIGHTON	40	32:01	77	31:24	117
COHOCTAH	12	22:31	24	44:30	36
CONWAY	20	15:38	16	37:42	36
DEERFIELD	19	31:52	16	25:05	35
GENOA	86	20:24	140	27:05	226
HANDY	29	19:32	44	19:56	73
HARTLAND	59	23:42	85	26:39	144
HOWELL	58	16:46	66	24:13	124
IOSCO	10	37:59	14	32:07	24
MARION	29	37:06	42	22:42	71
OCEOLA	32	14:50	54	22:09	86
PUTNAM	36	13:51	33	27:23	69
TYRONE	96	20:35	42	34:35	138



# **COMMUNICATION #2**

Fire Service Report – Oct. 13, 2021



**CITY OF FENTON OUTSTANDING FIRE RUNS**

<b>INCIDENT DATE</b>	<b>INCIDENT #</b>	<b>BALANCE</b>	<b>STATUS</b>
Oct-20	371	\$833.00	PAY PLAN
Mar-21	116	\$1,283.00	PYMT PLAN
Apr-21	146	\$1,447.00	INVOICED
Apr-21	153	\$1,447.00	INVOICED
Jun-21	237	\$1,447.00	INVOICED
Jun-21	239	\$1,447.00	INVOICED
Jun-21	240	\$1,447.00	INVOICED
Aug-21	373	\$1,447.00	INVOICED
Aug-21	385	\$1,447.00	INVOICED
Aug-21	387	\$400.00	INVOICED
Aug-21	395	\$1,447.00	INVOICED
Sep-21	401	\$1,447.00	INVOICED
Sep-21	405	\$1,447.00	INVOICED
Sep-21	407	\$1,447.00	INVOICED
Sep-21	415	\$1,447.00	INVOICED
Sep-21	426	\$1,447.00	INVOICED
Sep-21	445	\$1,447.00	INVOICED
Sep-21	446	\$1,447.00	INVOICED
Sep-21	454	\$1,447.00	INVOICED
Sep-21	460	\$1,447.00	PREPPING
Sep-21	468	\$1,447.00	PREPPING

**CITY OF FENTON FIRE RUNS  
COLLECTION ACCOUNTS**

<b>INCIDENT DATE</b>	<b>INCIDENT #</b>	<b>BALANCE</b>	<b>STATUS</b>
Feb-16	53	\$1,391.00	COLLECTIONS
Feb-16	62	\$1,391.00	COLLECTIONS
Mar-16	76	\$1,391.00	COLLECTIONS
Aug-15	283	\$350.00	COLLECTIONS
Oct-15	354	\$390.00	COLLECTIONS
Jun-16	197	\$1,391.00	COLLECTIONS
Jun-16	225	\$1,391.00	COLLECTIONS
Jun-16	226	\$1,391.00	COLLECTIONS
Jul-16	285	\$1,391.00	COLLECTIONS
Jul-16	296	\$1,391.00	COLLECTIONS
Sep-16	371	\$1,391.00	COLLECTIONS
Aug-16	436	\$1,391.00	COLLECTIONS
Nov-16	461	\$1,391.00	COLLECTIONS
Jan-17	49	\$1,391.00	COLLECTIONS
Mar-17	371	\$1,391.00	COLLECTIONS
Mar-17	120	\$400.00	COLLECTIONS
Mar-17	125	\$1,391.00	COLLECTIONS
Jun-17	235	\$1,405.00	COLLECTIONS
Jul-17	318	\$400.00	COLLECTIONS
Jul-17	328	\$1,405.00	COLLECTIONS
Oct-17	431	\$1,405.00	COLLECTIONS
Nov-17	468	\$1,405.00	COLLECTIONS
Nov-17	483	\$1,405.00	COLLECTIONS
Jan-18	22	\$1,405.00	COLLECTIONS
Jan-18	27	\$1,405.00	COLLECTIONS
Mar-18	117	\$1,405.00	COLLECTIONS
Jul-18	296	\$1,419.00	COLLECTIONS
Nov-18	438	\$1,419.00	COLLECTIONS
Nov-18	484	\$1,419.00	COLLECTIONS
Apr-18	161	\$1,024.00	COLLECTIONS
Feb-18	80	\$59.25	COLLECTIONS
Aug-19	327	\$1,319.00	COLLECTIONS
Oct-19	401	\$1,419.00	COLLECTIONS
Nov-19	447	\$158.00	COLLECTIONS
Dec-19	486	\$1,419.00	COLLECTIONS
Dec-19	499	\$400.00	COLLECTIONS
Feb-20	70	\$1,419.00	COLLECTIONS
Jun-20	177	\$1,433.00	COLLECTIONS
Jun-20	220	\$1,433.00	COLLECTIONS

**CITY OF FENTON FIRE RUNS  
COLLECTION ACCOUNTS**

Aug-20	286	\$1,433.00	COLLECTIONS
Jul-17	306	\$485.00	COLLECTIONS
Nov-20	391	\$1,433.00	COLLECTIONS
Nov-20	416	\$1,433.00	COLLECTIONS
Jan-21	2	\$1,433.00	COLLECTIONS
Feb-21	67	\$1,433.00	COLLECTIONS
Apr-21	146	\$1,447.00	COLLECTIONS
Apr-21	153	\$1,447.00	COLLECTIONS
Jun-21	239	\$1,447.00	COLLECTIONS

## HARTLAND OUTSTANDING FIRE RUNS

INCIDENT DATE	INCIDENT #	BALANCE	STATUS
Sep-16	16-529	\$1,391.00	COLLECTIONS
Sep-16	16-530	\$1,391.00	COLLECTIONS
Oct-16	16-581	\$1,391.00	COLLECTIONS
17-Sep	17-660	\$1,405.00	COLLECTIONS
Dec-17	17-814	\$1,405.00	COLLECTIONS
Dec-17	17-869	\$1,405.00	COLLECTIONS
Jan-18	18-056	\$1,405.00	COLLECTIONS
Mar-18	18-189	\$1,405.00	COLLECTIONS
Jun-18	18-370	\$1,419.00	COLLECTIONS
Aug-18	18-598	\$1,419.00	COLLECTIONS
Jun-19	19-366	\$1,419.00	COLLECTIONS
Jul-19	19-513	\$1,419.00	COLLECTIONS
Nov-19	19-840	\$1,419.00	COLLECTIONS
Jan-20	20-035	\$1,419.00	COLLECTIONS
20-Feb	20-142	\$1,419.00	COLLECTIONS
Jul-20	20-0425	\$1,433.00	COLLECTIONS
Nov-20	20-736	\$1,433.00	COLLECTIONS
Mar-21	21-0173	\$400.00	COLLECTIONS
May-21	21-0410	\$1,447.00	COLLECTIONS
Jun-21	21-0451	\$1,147.00	PYMT PLAN
Aug-21	21-0667	\$1,447.00	INVOICED
Aug-21	21-0675	\$1,447.00	INVOICED
Aug-21	21-0682	\$1,447.00	INVOICED
Aug-21	21-0688	\$1,447.00	INVOICED
Aug-21	21-0695	\$1,447.00	INVOICED
Aug-21	21-0696	\$1,447.00	INVOICED
Aug-21	21-0737	\$1,447.00	INVOICED
Aug-21	21-0748	\$1,447.00	INVOICED
Note* MDOT bill adjustment			
unable to bill moved to Feb Reports file			

## FENTON TOWNSHIP OUTSTANDING FIRE RUNS

INCIDENT DATE	INCIDENT #	BALANCE	STATUS
Jul-17	17380	\$400.00	COLLECTIONS
Aug-18	18450	\$1,419.00	COLLECTIONS
Oct-18	18528	\$1,419.00	COLLECTIONS
Oct-18	18534	\$1,419.00	COLLECTIONS
Dec-18	18628	\$1,419.00	COLLECTIONS
Jun-21	19296	\$550.00	COLLECTIONS
Jun-19	19310	\$709.50	COLLECTIONS
Jun-19	19310	\$709.50	COLLECTIONS
Jul-19	19397	\$1,419.00	COLLECTIONS
Jul-19	19403	\$252.19	COLLECTIONS
Aug-19	19469	\$1,419.00	COLLECTIONS
Nov-19	19608	\$1,419.00	COLLECTIONS
Jul-20	20284	\$1,433.00	COLLECTIONS
Sep-20	20419	\$616.50	PAYMENT PLAN
Apr-21	21193	\$1,447.00	COLLECTIONS
May-21	21243	\$847.00	PAYMENT PLAN
Jul-21	21377	\$1,447.00	APPEAL PROCESS
Sep-21	21476	\$1,447.00	PREPPING



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

1

INVOICE 033806  
 09/01/21

RECEIVED  
 SEP 13 2021

No. 88

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

Date	Name / Ref No.	Sts	COLLECTIONS		Our Comm	Remain Princ	Net Amt Due
			Pd You	Pd Us			
08/02	DURISH, LAURA 0019061400	PDC		79.00		550.00	79.00-
08/02	DURISH, LAURA 0019061400	PDC		21.00	21.00	550.00	
08/26	FOX, PAUL THOMAS 0000080	PDC		59.25		90.25	59.25-
08/26	FOX, PAUL THOMAS 0000080	PDC		15.75	15.75	90.25	
08/11	WELTER, ADAM 19403	PDC		3.95		252.19	3.95-
08/11	WELTER, ADAM 19403	PDC		1.05	1.05	252.19	
	*SubTotals*				37.80		142.20-
	*SubTotals*			180.00			

Gross Collections This Cycle.....\$180.00

Check No. 016918 Enclosed.....\$142.20



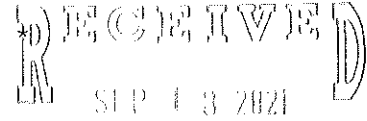


UNIVERSAL CREDIT SERVICES, INC  
 P.O. BOX 133  
 HARTLAND, MI 48353  
 800-931-3711

1

INVOICE 033807  
 09/01/21

\* RECAP \* RECEIVED No. 88



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

Date	Name / Ref No.	Sts	COLLECTIONS		Our Comm	Remain Princ	Net Amt Due
			Pd You	Pd Us			
	*Totals*				37.80		142.20-
	*Totals*			180.00			

Gross Collections This Cycle.....\$180.00

Total Enclosed Checks.....\$142.20

# **NEW BUSINESS #1**

Request of Darren Moore to appeal his fire service fee.

RECEIVED  
AUG 04 2021

Tue 27th

Unauthorized Burn

wind 'S' 5-59 mph

<b>02525</b> FDID	<b>MI</b> State	<b>07/27/2021</b> Incident Date	<b>5</b> Station	<b>21377</b> Incident Number	<b>0</b> Exposure	<b>NFIRS - 1</b> <b>Basic</b>
----------------------	--------------------	------------------------------------	---------------------	---------------------------------	----------------------	----------------------------------

Location	<input type="checkbox"/> Address is on the Wildland Fire Module	Census Tract:	<b>010100</b>
<b>Street Address</b>	<b>10113 NIMPHIE RD</b>	<b>Fenton, MI 48430</b>	
	Street Address	Apt./Suite/Room	City, State and Zip Code
Cross street or directions			

Incident Type <b>561 Unauthorized burning</b>	Dates & Times
Shifts & Alarms	Alarm: <b>7/27/2021 9:23:00PM</b>
<b>2</b> <b>5</b>	Arrival: <b>7/27/2021 9:37:00PM</b>
Shift                  Alarm                  District	Controlled:
	Last Unit: <b>7/27/2021 10:00:00PM</b>

Aid Given or Received <b>N None</b>	Resources
Actions Taken	<input type="checkbox"/> Apparatus or Personnel Form Used
<b>11 Extinguish</b>	Suppression:                  Apparatus                  Personnel
Primary Action Taken (1)	<b>0</b> <b>0</b>
Additional Action Taken (2)	EMS: <b>0</b> <b>0</b>
Additional Action Taken (3)	Other: <b>0</b> <b>0</b>
	<input type="checkbox"/> Resource counts include aid received

Estimated Dollar Losses & Values				
LOSSES		None	PRE-INCIDENT VALUE:	None
Property: <b>0</b>		<input type="checkbox"/>	Property: <b>0</b>	<input type="checkbox"/>
Contents: <b>0</b>		<input type="checkbox"/>	Contents: <b>0</b>	<input type="checkbox"/>

Casualties	<input type="checkbox"/> None			Hazardous Materials Released
Fire Service:	Deaths	Injuries		
	<b>0</b>	<b>0</b>		
Civilian:	<b>0</b>	<b>0</b>		

Detector	Mixed Use Property
----------	--------------------

Property Use <b>419 1 or 2 family dwelling</b>
---

Person/Entity Involved

Name

Business name

Street Address

Post Office Box

Apt./Suite/Room

City, State and Zip Code

Phone Number

Owner

**DARRIN MOORE**

Name

Business name

**10113 NIMPHIE RD**

Street Address

Post Office Box

Apt./Suite/Room

**Fenton, MI 48430**

City, State and Zip Code

Phone Number

Insurance Company

Total Insurance

Authorization

Officer in charge: **205, HAJEC, THERESA**

Signature: \_\_\_\_\_

Assignment **LIEUTENANT**

Date **7/27/2021**

LIEUTENANT 2 THERESA M HAJEC

Member making report: **205, HAJEC, THERESA**

Signature: \_\_\_\_\_

Assignment **LIEUTENANT**

Date **7/27/2021**

LIEUTENANT 2 THERESA M HAJEC



02525	MI	07/27/2021	5	21377	0	NFIRS - 1
<b>FDID</b>	<b>State</b>	<b>Incident Date</b>	<b>Station</b>	<b>Incident Number</b>	<b>Exposure</b>	<b>Notes</b>

**Notes**      **Title:** Notes Page 1

Arrival found a unattended open burn in a 4'x4'x1' pit. Knocked on the door 4 times with no answer. Uned their garden hose to extinguis the fire and then they came outside. The dont have a burn permit.

FENTON TOWNSHIP FIRE DEPARTMENT REPORT FORM

WIRES/GAS LEAKS & SPILS/TREES/CARBON MONOXIDE/OPEN BURN

Date: 7/27/2021 Station Area S Incident # 21377 Shift 2 911FEF# 21014904

Alarm Time 21:23 En-route 21:27 Arrival 21:37 Control/Cancel     :     Clear 22:00

LOCATION: 1 Street Address / 2 Intersection / 3 In Front of / 4 At Rear of / 5 Adjacent to / 6 Directions (Circle One)

Fenton Linden Tyrone Township (Circle One)

Scene Address: 10113 Nimphie Rd.

(NUMBER MILE POST) (STREET / HIGHWAY NAME) (SUFFIX)

Owner / Occupant Name: JARRIN MOORE

(FIRST) (MIDDLE INITIAL) (LAST) (ADDRESS) (CITY) (ZIP CODE)

Driver's License #      Date of Birth     /    /     Phone #       
X / XXX / XXX / XXX / XXX Month / Day / Year

Incident Type 561 Primary Action Taken 11 Property Use 419

CONSUMERS INFORMATION:

TIME CALLED     :     ARRIVAL TIME     :     CALL ORDER NUMBER:     

TYPE OF WIRE INVOLVED: POLE TO POLE / POLE TO HOUSE / TRANSFORMER / BLOWN FUSE

GAS TYPE: PROPANE / NATURAL GAS/GASOLINE / DIESEL / KEROSENE

CARBON MONOXIDE DETECTED: (YES) (NO) WHAT WAS THE ISSUE:     

PPM ON ARRIVAL:      PPM ON CONSUMERS ARRIVAL:      DID YOU VENTILATE: (YES) (NO)

Narrative:

UFA found an unattended open burn  
in a 4x4x1 Barrel knocked on door x 4  
no answer - found hose extinguishing fire  
Homeowner came out - he said he doesn't have a

Officer in Command: Hajer 205 Report By: Hajer 205  
First Initial Last Name Department # First Initial Last Name Department #

Officers on Scene: Chief #1 / Captain #2 / Lieutenant #1 / Lieutenant #2

Units on Scene: Car-1 / R-15 / R-25 / U-16 / E-14 / E-24 / T-12 / T-22 / Marine 1 / Marine 2 / Special Ops Trailer

**1: Event Info:****2: Supplemental Info:****F21014904****Priority: 2****REC - FD****District: FEF****Assigned Units: 9**

F4812 AM 21:55:19

F4814 ER 21:38:55

F4815 AM 21:55:14

F4822 AM 21:55:14

F4824 ER 21:38:58

F4825 AM 21:55:16

F48C1 AM 21:55:16

FEF1 AK 21:31:10

FEF2 AK 22:11:21

Send Message

Add Comments

Add Supp Info

## Event Report

**RECREATIONAL OR OPEN BURN -  
FIRE ONLY****10113 NIMPHIE ST :X HOGAN****Contact Caller? FireGround Channel:  
NO LOCAL****XStreets: HOGAN RD/LEE JONES ST OTG:X  
HOGAN****Created : 7/27/2021 21:22:08****Dispatched : 7/27/2021  
21:22:33****Caller Name: LIVINGSTON  
COUNTY****Phone:****Caller Address:****Source:**

Comments	Entered By
BURNING PLASTIC AND TRASH IN THE BACK YARD	(ctk2) 21:22:08
TONED	(dsf3) 21:23:45
NO LIVINGSTONE FIRE UNITS RESPONDING / ASSIGNED FG2	(dsf3) 21:24:45
LT2 EN ROUTE	(dsf3) 21:27:00
E24 EN ROUTE	(dsf3) 21:33:45
LT2 ONS	(dsf3) 21:37:27
4814 EN ROUTE	(dsf3) 21:37:53
FEF BASE ON AIRE	(dsf3) 21:39:52
UNATTENDED OPEN BURN, FIRST TRUCK WILL PUT IT OUT	(dsf3) 21:43:48
PER LT2	(dsf3) 21:45:36
4824-LT2: APPROACHING	(dsf3) 21:46:47
4824 ONS	(dsf3) 21:46:59
4814 ONS	(dsf3) 21:47:20
LT2- ALL UNITS CLEAR / FIRE OUT / UNATTENDED / GOING TO LOCAL	(dsf3) 22:00:47
ALL UNITS CLEAR FG2	(dsf3) 22:01:09

## Marian Krause

---

**From:** Mike Cunningham  
**Sent:** Monday, August 30, 2021 2:10 PM  
**To:** Marian Krause  
**Subject:** FW: Fire Ordinance Charge/ APPEAL

RECEIVED  
AUG 30 2021

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**From:** andrea moore <ad7moore@live.com>  
**Sent:** Thursday, August 26, 2021 10:40 AM  
**To:** Mike Cunningham <mcunningham@tyronetownship.us>  
**Subject:** Fire Ordinance Charge/ APPEAL

I am writing to appeal the charge for the fire dept. service on 07/27/2021/invoice # 0021072700/ address: 10113 Nimphie rd, fenton.

Some one local called the fire dept stating I was burning garbage, which it was not, it was a wood fire in an enclosed pit. The township sent 2 full size trucks for a fire that wasn't even burning at the time they arrived. The fire fighter used our hose, our water, our sump pump, and our electricity to "rewet" the fire pit. Since it was a bogus call in, and it was our home service (hose, our water, our sump pump, and our electricity to "rewet" the fire pit. ) I feel this should not be a charge to me.

Also, the neighbors tree recently fell in the street. When your fire dept came out to cut the tree out of the road, the wood was thrown on my mailbox, by your fire department. Needless to say, they severely damaged the mail box, which was a custom mailbox. I have not billed a replacement mailbox to either the township or the fire department. The cost of replacement and installation of the mailbox should also be deducted. I can submit a bill for mailbox replacement and installation along with the fire department bill.

Please advise to how to go forward.

Sincerely,  
Darrin Moore  
10113 Nimphie rd  
Fenton, mi



# EMERGENCY SERVICE BILL

---

NOTICE-IN ACCORDANCE WITH HIPPA LAWS, ALL MEDICAL INFO TO BE OBTAINED FROM INSURED

Incident Date: **7/27/2021** CHARGE: **\$1447.00**

Fire Department: **FENTON TOWNSHIP FIRE DEPT.** INCIDENT # **21377**

LIV CTY SHERIFF EVENT # **N/A**

911 EMERGENCY: **UNAUTHORIZED BURN**

SERVICES PROVIDED: **1-INVESTIGATE SCENE  
2-EXTINGUISH FIRE**

Responsible Party (owner) Name: **DARREN MOORE  
10113 NIMPHIE RD  
FENTON, MI 48430**

MAKE/MODEL: Plate #:

License #:

Incident Location: **10113 NIMPHIE RD**



August 30, 2021

Darrin Moore  
10113 Nimphie Rd  
Fenton MI 48430

Re: Incident 210000117

Dear Darrin,

Please be advised that I have received your appeal letter on August 26, 2021 regarding a fire run and associated charges. I have also received the Fenton Township Fire Department report dated July 27, 2021. In review of your appeal, a call was made to 911 for burning trash on your property. Upon arrival to your residence, you were found to be conducting an open burning with no one in attendance. You did state that the fire was out. When contact was made with Fenton Township Fire you stated you did not have a burn permit. Violations of the Open Burn Ordinance are as follows:

Section 7-7.1.10. States that Open burning shall be constantly attended and supervised by a competent person of at least eighteen (18) years of age until the fire is extinguished and is cold. The person shall have readily available for use such fire extinguishing equipment as may be necessary for the total control of the fire

Section 10- 10.1. No person shall start or maintain any outdoor burning or open burning covered under this section without a burning permit issued by Tyrone Township Supervisor's Office.

Section 13- 13.2. In the event that the fire department is called to a site, the person, firm, association, partnership, corporation, or governmental entity who has violated any of the provisions of this ordinance, fails to control a fire, or fails to obtain a duly authorized burn permit shall be deemed to be responsible for the cost of the fire run at the current board approved amount outlined in Fire Recovery Ordinance # 24.

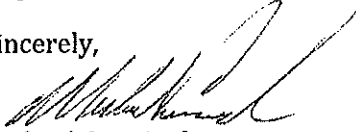
Tyrone Township does not have its own fire department and has to contract with neighboring municipalities for such services. Anytime a call for the fire department is made and the truck leaves the building the township is billed for that service on a per run rate of \$1,447.00. This is an ordinance violation.

After considering the facts, and regardless of whether the fire was extinguished. I am denying your appeal for not having a valid burn permit. You have the following options.

1. Contact Tyrone Township and pay the \$1,447.00
2. Contact Tyrone Township and make payment arrangements on a monthly schedule
3. You have "The Right to Appeal" the decision to the full Township board

If you elect to pursue option number 3, please contact Deputy Clerk Terri Medor at the township to be placed on the board agenda. This contact must be made within 14 days of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Cunningham". The signature is fluid and cursive, with a large, sweeping initial "M".

Michael Cunningham  
Tyrone Township Supervisor

# **NEW BUSINESS #2**

DMN Property Holdings proposed private driveway application.

## Terri Medor

---

**From:** Ross Nicholson  
**Sent:** Thursday, October 14, 2021 9:49 AM  
**To:** Terri Medor; Marcella Husted  
**Cc:** 'Richard Erickson'; Kurt Schulze; 'Jon Ward'; Karie Carter  
**Subject:** Agenda Request - DMN Shared Private Driveways  
**Attachments:** PC Meeting and PH Synopsis 09-14-2021.docx; PC Review application DMN.pdf; DMN Shared Driveways Planning Report (09102021).pdf; Letter to Ross Nicholson 9.28.21.pdf; 20-012 Site Plan-TRAFFIC\_CONTROL\_SIGNS.pdf; Private Driveway Off Shannon Glen Maintenance Agreement.docx; Private Driveway Off Riverwalk Way Maintenance Agreement.docx; Deed Restrictions Parcel 5.pdf

**Importance:** High

Marcie & Terri,

I have attached the application and supporting documents for the DMN Shared Private Driveways application to be included on the next Board agenda.

The Planning Commission held a public hearing for that application on 09/14/2021 and recommended conditional approval of the shared private driveways (synopsis attached). The recommendation for approval was conditional on the following items:

- Adding information on traffic control devices to the plans. (complete)
- Approval from the Shannon Glen Association (See attached letter dated 09/28/2021 from Abby Cooper)
- Acknowledgment from the PC that the "T" turnaround design may be utilized in this application (complete)
- Clarification on access for lot 5 (complete)
- Confirmation of standards from Fire Inspector (complete)
- Verification of maintenance agreements (complete)
- Minor Revisions to maintenance agreements (complete)

This shared private driveway application was submitted concurrently with a land division application. Board approval of the shared private driveway is required prior to land division review/approval.

I have attached the application and supporting documents to this email for the meeting packet:

Attachments:

- PC Meeting at Public Hearing Synopsis 09/14/2021
- Original Application
- CWA Review
- Letter From Abby Cooper RE: Shannon Glen Association Approval
- Site Plan
- Maintenance Agreement for SPD off Shannon Glen
- Maintenance Agreement for SPD off Riverwalk
- Deed Restrictions

Please let me know if you have any questions or would like any additional information.

Thank you!

# Ross Nicholson

Planning & Zoning Administrator

Tyrone Township  
8420 Runyan Lake Rd.  
Fenton, MI 48430  
phone: (810) 629-8631  
fax: (810) 629-0047



[www.tyronetownship.us](http://www.tyronetownship.us)

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**TYRONE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING & PUBLIC HEARING SYNOPSIS  
September, 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, Garrett Ladd, Steve Krause, Bill Wood, and Rich Erickson

**ABSENT:** Dan Stickel

**OTHERS PRESENT:** Ross Nicholson and Zach Michels (CWA)

**CALL TO ORDER:** The meeting was called to order at 7:00 pm by Vice Chairman Schulze.

**PLEDGE OF ALLEGIANCE:**

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

**APPROVAL OF THE AGENDA:** The Lake Urban Crossing Preliminary PUD application was removed from the agenda because the revised CWA review was not available. Old Business Item # 3 – Durocher Special Land Use Site Plan Amendment was placed ahead of all other business because other business items were scheduled for a public hearing beginning at 7:30 pm. The agenda was approved as amended.

**APPROVAL OF THE MINUTES:**

No draft meeting minutes available. The item was deferred.

**OLD BUSINESS:**

- 1) **Durocher Special Land Use Site Plan Amendment:** Zach Michels summarized the application and read through the review he had prepared. The Planning Commission discussed the application and review with the applicants. The item was temporarily closed to hold the scheduled public hearing for other agenda items and reopened following the public hearing. Direction was provided to the applicants by the Planning Commission to make revisions to the site plan and application documents. No action was taken.
- 2) **Vale Royal Barn Special Land Use Amendment:** The regular meeting was recessed at 7:30 pm to hold a public hearing regarding the Vale Royal Barn Special Land Use Amendment application. Zach Michels summarized the request and read through the latest review he had prepared for the application. The Planning Commission discussed the application with the applicants. One public comment was received in favor of the

proposed amendments. The Planning Commission moved to recommend Township Board approval of the application with minor conditions.

**NEW BUSINESS:**

- 1) **DMN Properties Shared Private Driveway for Proposed Land Division:** A public hearing was held for the application following the Vale Royal Barn public hearing. Zach Michels summarized the application and read through the review he had prepared. The Planning Commission discussed the application with the applicants and provided direction to make several revisions to the site plan and application documents. One public comment was received regarding the authorization to utilize the Shannon Glen Association's private roads to provide access to the subject property. The Planning Commission moved to recommend Township Board approval of the proposed shared private driveways with several conditions.

**CALL TO THE PUBLIC:** No public comments were received.

**MISCELLANEOUS BUSINESS:**

- 1) **Master Plan Preparation:** Zach Michels and the Planning Commission briefly discussed strategy for the master planning process. The Planning Commission requested that Zach Michels prepare additional information to be discussed at the next Workshop meeting. No action was taken.
- 2) **Next Workshop Meeting:** The next Workshop meeting was scheduled for Wednesday, 09/22/2021, beginning at 6:00 pm.

**ADJOURNMENT:** The meeting was adjourned at 8:43 by Vice Chairman Schulze.



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TYRONE TOWNSHIP  
PLANNING & ZONING

### TYRONE TOWNSHIP PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location		Parcel ID/Zoning District
Property Owner(s)		4704-32-100-010
Street Address		Telephone
City		Cell Phone
Authorized Agent		FAX or E-Mail
Street Address		Telephone
City		Cell Phone

**Type of Review:**

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

Project Description:

SEE ATTACHED

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

  
Signature of Owner(s) or Authorized Agent

Date	Tax Status	Fees: 101-000000-607-006	Escrow: 701-000000-283- ___
08/04/2021	OK	\$1000.00	\$2000.00
Received By: RN			



Tyrone Township  
 8420 Runyan Lake Road, Fenton, MI 48430  
 Phone: (810)629-8631 / Fax: (810)629-0047  
 www.tyronetownship.us

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 TYRONE TOWNSHIP  
 PLANNING & ZONING

APPLICATION FOR LAND DIVISION					
Parcel Identification Number(s):		4704- <u>32-100-010</u>		4704-____-____-____	
Property Address:		<u>VACANT LAND</u>		Zoning of Parcel(s): <u>R1</u>	
Application Case Number:		<input checked="" type="checkbox"/> Metes & Bounds <input type="checkbox"/> Platted Lots of Record <input type="checkbox"/> Combination and Boundary Realignment <input type="checkbox"/> Additional Parcels ____ x \$50.00		Subdivision Name:	
Application Request Date:		<input type="checkbox"/> Land Division Resulting in 2 Parcels (Parent plus one new parcel) <input checked="" type="checkbox"/> Additional Parcels <u>6</u> x \$50.00		\$50.00 \$ _____ \$100.00 \$ <u>300.-</u> Escrow for Township Attorney, Planner, and/or Engineering Review (as required by Township) <b>NA</b> \$500.00 (min) <b>Total:</b> \$ <u>400.-</u> <b>\$400-</b>	
Description of Request:					
APPLICANT INFORMATION (MUST HAVE LEGAL INTEREST IN PROPERTY)					
Company Name		<u>DMN PROPERTY HOLDINGS LLC</u>			
Last Name		First	M.I.		
<u>BAIR</u>		<u>DAVID</u>	<u>M.</u>		
Street Address <u>4404 SUNNY LAKE DR.</u>					
City		State	Zip		
<u>HARTLAND</u>		<u>MI</u>	<u>48353</u>		
Phone		E-Mail			
<u>810-333-1268</u>		<u>REMAXBAIR@GMAIL.COM</u>			
Own the Property?		Purchase Agreement?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes (Attach) <input checked="" type="checkbox"/> No			
Signature of Applicant: <u>[Signature]</u>					
OWNER INFORMATION (IF OTHER THAN APPLICANT)					
Company Name					
Last Name		First	M.I.		
<u>N/A</u>					
Street Address					
City		State	Zip		
Phone		E-Mail			
Signature of Owner:					
SURVEYOR/ENGINEER INFORMATION					
Company Name		<u>BOSS ENGINEERING</u>			
Last Name		First	M.I.		
<u>LAVANWAY</u>		<u>BRENT</u>			
Street Address <u>3121 E. GRAND RIVER</u>					
City		State	Zip		
<u>Howell</u>		<u>MI</u>	<u>48843</u>		
Phone		E-Mail			
<u>517-546-4886</u>					
Licensed Surveyor Name		License Number			
<u>CHRIS FERGUS</u>		<u>4001047055</u>			

For a list of the requirements, please refer to the Land Division Checklist and the Tyrone Township Land Division Ordinance available on the Township website at [www.tyronetownship.us](http://www.tyronetownship.us) and at the Township Planning and Assessing Departments. Land Use Permits will not be issued for parcels that do not have public/private road, shared driveway access, or private access easement constructed in accordance with the Tyrone Township Zoning Ordinance.

**APPLICANT SIGNATURE**

The applicant acknowledges that he/she has the sole responsibility of complying with the requirements of any applicable Tyrone Township Ordinances notwithstanding the signature or approval of any employee(s) or official(s) of Tyrone Township and that Tyrone Township is not bound to recognize the approval of other action of any employee(s) or official(s) which is not in compliance with any applicable Tyrone Township Ordinances.

Land Division approval does not guarantee that resulting parcels meet or conform to all applicable Township Ordinances and does not include representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. The owner further acknowledges that all the information provided in this application is true and accurate to the best of the owner's knowledge. The owner authorizes the Township and/or its representatives to do a site inspection.

Approved surveys must be recorded with the County within thirty (30) days of Township approval, unless a written extension is provided by the Township. Only the survey stamped APPROVED by the Township shall be recorded with the County. Tax identification numbers will not be assigned to a parcel until documentation of recording has been provided to the Township Assessor.

Furthermore, I understand that even if this division is approved, zoning, local ordinances and State Acts change from time to time, and if changed the division(s) made here must comply with the new requirements unless, deeds, land contracts, leases or surveys representing the approved division(s) are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Signature of Owner:  Date: 7-26-21

Signature of Additional Owner: DAVE BAIR - MEMBER Date: \_\_\_\_\_

Assessing	Planning & Zoning	Treasury
Divisions are Available: <input type="checkbox"/> Yes <input type="checkbox"/> No # of Divisions Available _____ Accurate Survey: <input type="checkbox"/> Yes <input type="checkbox"/> No Accurate Legal Descriptions: <input type="checkbox"/> Yes <input type="checkbox"/> No Year child parcels active on Tax Roll: _____ Assessor: _____ Date: _____	Site Inspection Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No Date: _____ Access Requirements Met: <input type="checkbox"/> Yes <input type="checkbox"/> No Dimensional Requirements Met: <input type="checkbox"/> Yes <input type="checkbox"/> No Sewer Connection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No Required REU's: _____ Planning: _____ Date: _____	Taxes Paid to Date: <input type="checkbox"/> Yes <input type="checkbox"/> No Amount Owed \$ _____ Special Assessment District: _____ This application is valid when signed by the Treasurer's Office confirming payment of fees as noted. Receipt Number: _____ Treasurer: _____ Date: _____

**Amendment to Application**

The Township must approve or disapprove an application within 45 days after filing a complete application for the proposed division. If the property owner wishes to extend the 45 day requirement and amend the application date, they shall provide a letter requesting the amendment or sign the original application. The Township will process the application within 45 days of the date the amendment is submitted.

Signature of Owner:  Date: 7-26-21

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AUG 04 2021

## CHECKLIST FOR LAND DIVISION & BOUNDARY REALIGNMENT APPLICATION

Incomplete applications will be returned to the applicant and will not be processed by the Township.

<b>Parcel ID Number(s):</b> 4704- <u>32</u> - <u>100</u> - <u>010</u>	4704-___ - ___ - ___													
<b>Property Address:</b>	<b>Number of New Parcels:</b> Parent <u>1</u> Resulting <u>7</u>													
<b>Intended Use (residential, commercial, industrial, etc.):</b>														
<b>SURVEY &amp; DIVISIONS</b>														
<b>Submit the Following Documentation:</b>	<b>Answer the Following Questions:</b>													
The survey shall be prepared in compliance with Public Act 132 of 1970, for the parcel or tract of land that is subject to the application. At a minimum, the following information must be provided and attached:	Is the subject parcel the result of a land division that occurred after March 31, 1997? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<input checked="" type="checkbox"/> North Arrow and Scale <input checked="" type="checkbox"/> Area of parcels <input checked="" type="checkbox"/> Existing parcel lines & dimensions – Parent <input checked="" type="checkbox"/> Proposed parcel lines & dimensions – Child <input checked="" type="checkbox"/> Accurate legal description of each parent parcel and for each resulting parcel <input checked="" type="checkbox"/> Existing or proposed deed covenants or restrictions <input type="checkbox"/> Notice to Assessor of Transfer of the Right to Make a Division of Land (Form L-4260a) <u>N/A</u>	Are there divisions available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Number of divisions available:  Number of future divisions being transferred from the Parent Parcel to another parcel ("zero," "all," or specific number): <u>ZERO</u>													
<b>EXISTING CONDITIONS</b>														
<input checked="" type="checkbox"/> Location and dimensions of all existing buildings and other land improvements on the parent parcel.	<b>Structures currently on Parcel:</b> (Check all that apply)													
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Residential <u>NONE</u></td> <td style="width: 33%;">Commercial/Industrial</td> </tr> <tr> <td><input type="checkbox"/> House</td> <td><input type="checkbox"/> Buildings # <u>N/A</u></td> </tr> <tr> <td><input type="checkbox"/> Porch/Deck</td> <td><input type="checkbox"/> Parking Lot</td> </tr> <tr> <td><input type="checkbox"/> Shed</td> <td><input type="checkbox"/> Other Structures</td> </tr> <tr> <td><input type="checkbox"/> Garage</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Barn</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td></td> </tr> </table>	Residential <u>NONE</u>	Commercial/Industrial	<input type="checkbox"/> House	<input type="checkbox"/> Buildings # <u>N/A</u>	<input type="checkbox"/> Porch/Deck	<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Shed	<input type="checkbox"/> Other Structures	<input type="checkbox"/> Garage		<input type="checkbox"/> Barn		<input type="checkbox"/> Other
Residential <u>NONE</u>	Commercial/Industrial													
<input type="checkbox"/> House	<input type="checkbox"/> Buildings # <u>N/A</u>													
<input type="checkbox"/> Porch/Deck	<input type="checkbox"/> Parking Lot													
<input type="checkbox"/> Shed	<input type="checkbox"/> Other Structures													
<input type="checkbox"/> Garage														
<input type="checkbox"/> Barn														
<input type="checkbox"/> Other														
<b>UTILITIES &amp; ENVIRONMENTAL</b>														
<input checked="" type="checkbox"/> Location and type of all easements and open space shall be clearly identified on the survey <input type="checkbox"/> Special assessments on the parent parcel. If so, how such assessments will be allocated to resulting parcels.	Are there any regulated wetlands? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is this parcel in the sewer district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>ACCESS DRIVES</b>														
<input checked="" type="checkbox"/> Location, dimensions and nature of proposed ingress and egress from any existing public/private road or easement. <input checked="" type="checkbox"/> Compliance with Private Roads and Shared Driveway requirements. For private roads and shared driveways, a maintenance agreement is required. <input checked="" type="checkbox"/> Letter or permit from the Livingston County Road Commission and/or Michigan Department of Transportation, if applicable.	If on an <b>existing</b> road, Name: <u>HANNOX CLEN &amp; RIVERWALK</u> Width: <u>46'</u> Surface: <u>PAVED</u> Private: <input checked="" type="checkbox"/> Public: <input type="checkbox"/>  If on a <b>new</b> road, Name: <u>N/A</u> Width: <u>   </u> Surface: <u>   </u> Private: <input type="checkbox"/> Public: <input type="checkbox"/>  If on a <b>shared driveway</b> , <u>N/A</u> Width: <u>20'</u> Surface: <u>PAVED</u> Is there an existing maintenance agreement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													

The applicant must submit the required information in order for the Land Division Application to be accepted by Tyrone Township. For a detailed list of the requirements, please refer to the Tyrone Township Land Division Ordinance available on the Township website at [www.tyronetownship.us](http://www.tyronetownship.us) and at the Township Planning Department.

The Land Division Committee is available **Monday-Thursday from 9am-5pm** and can be reached by phone at 810-629-8631. **It is recommended that you make an appointment to review or drop off your application.**

## Tyrone Township Escrow Agreement

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

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

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of \$ 2,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

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

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

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

RECEIVED  
AUG 04 2021  
TYRONE TOWNSHIP  
PLANNING & ZONING

TYRONE TOWNSHIP

By: \_\_\_\_\_

Its: Planning & Zoning Admin

APPLICANT

DMN PROPERTY HOLDINGS LLC

DAVID BAIR - MEMBER

7-26-21

## Ross Nicholson

---

**From:** dave bair <dbair58@gmail.com>  
**Sent:** Wednesday, August 4, 2021 10:44 AM  
**To:** Ross Nicholson; Brent LaVanway  
**Subject:** DMN property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ross, Brent Lavanway is our contact and go to person at Boss engineering for this project. Please feel free to contact him directly with any design questions.

RECEIVED  
AUG 04 2021  
TYRONE TOWNSHIP  
PLANNING & ZONING

## **PRIVATE DRIVEWAY MAINTENANCE AGREEMENT**

This Agreement for the maintenance and repair of that certain private road easement, the legal description and/or plat of which is set forth in legal description attached hereto and made apart hereof, is entered into by the current landowner (hereinafter referred to as "LANDOWNER") for the benefit of future Lot Owners who will use the private road easement (hereinafter referred to as "LOT OWNERS", which shall include the LANDOWNER to the extent he/she retains any ownership interest in any lot or lots.).

WHEREAS, Landowner is the owner of certain real property being divided and developed as that will use and enjoy the benefit of said road easement. A complete legal description of said real property is attached and incorporated by reference. Said real property is hereinafter referred to as the Property: and,

WHEREAS, it is mutual desire of the parties hereto that said private road easement be maintained in a safe and usable condition by the Lot Owners; and,

WHEREAS, it is the mutual desire of the parties hereto to establish a method for the maintenance and repair of said private road easement and for the apportionment of the expense of such maintenance and repair among existing and future Lot Owners; and,

WHEREAS, it is the mutual intention of the parties that this Agreement constitute a covenant running with the land, binding upon each successive Lot Owners of all or any portion of the property;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. The property is benefited by this Agreement, and present and successive Lot Owners of all or any portion of the Property are expressly bound hereby for the benefit of the land.,
2. The cost and expense of maintaining the private road easement shall be divided equally among the subdivided parcels created in the division and indicated on the attached legal description and paid by the Lot Owners or the heirs, assigns and successors in interest of each such owner of the Parcels indicated.
3. In the event any of the herein described parcels of land are divided further, the Lot Owners, heirs, assigns and successors in interest of each such newly created parcel shall be liable under this Agreement for their then pro rata share of expenses and such pro rata shares of expenses shall be computed to reflect such newly created parcels.

4. The repairs and maintenance to be performed under this Assignment shall be limited to the following, unless the consent for additional work is agreed to by a majority vote of the Lot Owners owning 100% of the number of parcels, including divisions thereof as described in paragraph 3 above:

- Reasonable and normal road improvement and maintenance work to adequately maintain said private road easement and related drainage facilities to permit all weather access. Repairs and maintenance under this Agreement shall include, but is not limited to, filling of holes, repairing cracks, repairing, and resurfacing of roadbeds, repairing and maintaining drainage structures, removing debris, maintaining any signs, markers, striping and lighting, if any, and other work reasonably necessary or proper to repair and preserve the easement for all weather road purposes.

5. Any extraordinary repair required to correct damage to said road easement that results from action taken or contracted for by parties hereto or their successors in interests shall be paid for by the party taking action or party contracting for work which caused the necessity for the extraordinary repair. The repair shall be such as to restore the road easement to the condition existing prior to said damage.

IN WITNESS WHEREOF, the parties have executed this Agreement on this 2 day of August, 2021.

JMN PROPERTY HOLDINGS LLC  
Land Owner

[Signature]  
Land Owner DIANE BAIR - MEMBER

[Signature] 8/2/21

SARAH TABAKA  
Notary Public - State of Michigan  
County of Genesee  
My Commission Expires Jul 18, 2023  
Acting in the County of Livingston



## EXHIBIT A

### LEGAL DESCRIPTION

Land situated in the Township of Tyrone, County of Livingston, State of Michigan, more particularly described as:

PART OF THE NORTHEAST ¼ OF SECTION 31 AND PART OF THE NORTHWEST ¼ OF SECTION 32, TOWN 4 NORTH, RANGE 6 EAST, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 31; THENCE ALONG THE NORTH LINE OF SECTION 32, NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST, 820.22 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST 62.00 FEET, THENCE ALONG THE CENTERLINE OF FAUSETT ROAD (66 FOOT WIDE), SOUTH 80 DEGREES 39 MINUTES 36 SECONDS EAST 365.30 FEET; THENCE ALONG THE NORTH LINE OF SECTION 32, NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST, 119.07 FEET (PREVIOUSLY DESCRIBED AS 119.10 FEET); THENCE SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, 826.29 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, 1845.60 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 1306.96 FEET (PREVIOUSLY DESCRIBED AS 1306.98 FEET), TO THE WEST ¼ CORNER OF SECTION 32, SAID POINT ALSO BEING THE EAST ¼ CORNER OF SECTION 31; THENCE ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 31, SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 212 FEET, MORE OR LESS TO THE WATER'S EDGE OF LAKE SHANNON; THENCE NORTHERLY ALONG THE WATER'S EDGE OF LAKE SHANNON, 618 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE WATER'S EDGE OF LAKE SHANNON, NORTHERLY, 177 FEET, MORE OR LESS, THENCE NORTH 58 DEGREES 52 MINUTES 21 SECONDS EAST, 35 FEET, MORE OR LESS, TO TRAVERSE POINT "C", SAID POINT BEING NORTH 41 DEGREES 14 MINUTES 32 SECONDS WEST, 169.05 FEET FROM TRAVERSE POINT "C-1", SAID POINT ALSO BEING NORTH 23 DEGREES 26 MINUTES 30 SECONDS WEST, 818.85 FEET (PREVIOUSLY DESCRIBED AS NORTH 23 DEGREES 18 MINUTES 40 SECONDS WEST, 816.41 FEET) FROM THE EAST ¼ CORNER OF SECTION 31; THENCE CONTINUING FROM TRAVERSE POINT "C", NORTH 58 DEGREES 52 MINUTES 21 SECONDS EAST, 328.10 FEET; THENCE ALONG THE CUL-DE-SAC OF RIVERWALK WAY ALONG THE FOLLOWING TWO (2) COURSES: 1) SOUTH 31 DEGREES 07 MINUTES 39 SECONDS EAST, 56.48 FEET; 2) SOUTHEASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 103.64 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 10 MINUTES 16 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 70 DEGREES 42 MINUTES 47 SECONDS EAST, 95.59 FEET; THENCE CONTINUING ALONG THE CUL-DE-SAC THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 224.73 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 171 DEGREES 40 MINUTES 53 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 16 DEGREES 08 MINUTES 21 SECONDS WEST, 149.61 FEET; 2) NORTHWESTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 61.83 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 51 MINUTES 09 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 66 DEGREES 33 MINUTES 13 SECONDS WEST, 57.97 FEET; THENCE NORTH 64 DEGREES 03 MINUTES 13 SECONDS EAST, 343.26 FEET; THENCE DUE EAST, 130.00 FEET; THENCE NORTH 28 DEGREES 10 MINUTES 35 SECONDS EAST, 422.09 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST, 247.84 FEET; THENCE EASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 151.46 FEET, A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 15 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 82 DEGREES 30 MINUTES 54 SECONDS EAST, 151.33 FEET; THENCE NORTH 78 DEGREES 21 MINUTES 46 SECONDS EAST, 76.16 FEET; THENCE SOUTHERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 12.57 FEET, A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 56 DEGREES 38 MINUTES 14 SECONDS EAST, 11.31 FEET; THENCE SOUTH 11 DEGREES 38 MINUTES 14 SECONDS EAST, 10.00 FEET; THENCE NORTH 78 DEGREES 21 MINUTES 46 SECONDS EAST, 90.00 FEET; THENCE NORTH 11 DEGREES 38 MINUTES 14 SECONDS WEST, 36.92 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 06 SECONDS EAST 356.69 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING RIVERWALK WAY AND SHANNON GLEN DRIVE.

ALSO DESCRIBED FOR TAX PURPOSES:

SECTION 31, TOWN 4 NORTH, RANGE 6 EAST THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION, LYING EASTERLY OF CENTER OF LAKE SHANNON, EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, THENCE NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 156.75 FEET AND SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 66 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 02 MINUTES 10 SECONDS WEST 25 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 205 FEET; THENCE SOUTHERLY ALONG SHORELINE 105 FEET, THENCE NORTH 82 DEGREES 01 MINUTES 40 SECONDS EAST 209.51 FEET; THENCE 50 FEET ALONG CURVE RIGHT TO THE POINT OF BEGINNING, ALSO EXCEPT THE NORTH 200 FEET OF SECTION 31. ALSO INCLUDES THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, EXCEPT THE NORTH 200 FEET OF THE WEST 200 FEET OF SECTION 32, EXCEPT SHANNON GLEN SITE CONDO AS RECORDED IN LIBER 2707 PAGE 381, LIVINGSTON COUNTY RECORDS

Commonly known as: 49+ Acres Shannon Glen Drive Vacant Land, Fenton, MI 48430

Parcel ID Number: 4704-32-100-010

**UNANIMOUS CONSENT RESOLUTION OF MEMBERS OF DMN PROPERTY HOLDINGS, LLC  
REGARDING PROPERTY LOCATED IN TYRONE TOWNSHIP**

We, being all of the members of DMN Property Holdings, LLC, a Michigan Limited Liability Company (“Company”), pursuant to a meeting of the members of the Company, consent to the following resolutions and actions:

**RESOLUTION**

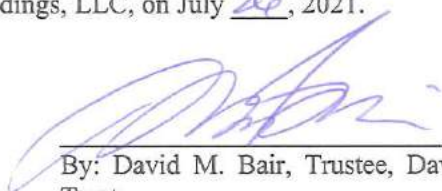
RESOLVED, David M. Bair (“Managing Member”) is hereby authorized, empowered, and directed to act on behalf of the Company with regard to any and all applications, hearings, permits, meetings, and any and all other matters related to the Company’s property commonly known as 49+ Acres Shannon Glen Drive Vacant Land, Fenton, MI 48430 (“Property”), associated with Tax Identification Number 4704-32-100-010, and more particularly described in **Exhibit A**.

RESOLVED FURTHER, the aforementioned Managing Member is authorized, empowered, and directed specifically to conduct all activities on behalf of the Company relating to applications for Land Division and a Private Road Shared Drive for the Property (“Applications”), including but not limited to, the following:

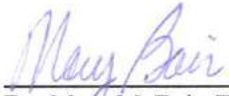
To execute and deliver the Applications to Tyrone Township and any other governmental agency, and to take any and all actions necessary to obtain approval for the Applications mentioned herein, including executing and delivering on behalf of the Company such other documents that are necessary, advisable, or appropriate in connection therewith, to obtain approval for the Applications, together with such changes, amendments, or deletions the Managing Member shall in his discretion consider necessary, advisable, or appropriate;

RESOLVED FURTHER, all actions previously taken by said Managing Member of the Company in connection with the Applications are ratified and approved in all respects.

Signed by members of DMN Property Holdings, LLC, on July 26, 2021.



By: David M. Bair, Trustee, David M. Bair Living Revocable Trust  
Its: Member



By: Mary M. Bair, Trustee, Mary. M Bair Living Revocable Trust  
Its: Member



By: Nicholas Bair  
Its: Member

**EXHIBIT A**

**LEGAL DESCRIPTION**

Land situated in the Township of Tyrone, County of Livingston, State of Michigan, more particularly described as:

PART OF THE NORTHEAST ¼ OF SECTION 31 AND PART OF THE NORTHWEST ¼ OF SECTION 32, TOWN 4 NORTH, RANGE 6 EAST, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 31; THENCE ALONG THE NORTH LINE OF SECTION 32, NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST, 820.22 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST 62.00 FEET, THENCE ALONG THE CENTERLINE OF FAUSETT ROAD (66 FOOT WIDE), SOUTH 80 DEGREES 39 MINUTES 36 SECONDS EAST 365.30 FEET; THENCE ALONG THE NORTH LINE OF SECTION 32, NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST, 119.07 FEET (PREVIOUSLY DESCRIBED AS 119.10 FEET); THENCE SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, 826.29 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, 1845.60 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 1306.96 FEET (PREVIOUSLY DESCRIBED AS 1306.98 FEET), TO THE WEST ¼ CORNER OF SECTION 32, SAID POINT ALSO BEING THE EAST ¼ CORNER OF SECTION 31; THENCE ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 31, SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 212 FEET, MORE OR LESS TO THE WATER'S EDGE OF LAKE SHANNON; THENCE NORTHERLY ALONG THE WATER'S EDGE OF LAKE SHANNON, 618 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE WATER'S EDGE OF LAKE SHANNON, NORTHERLY, 177 FEET, MORE OR LESS, THENCE NORTH 58 DEGREES 52 MINUTES 21 SECONDS EAST, 35 FEET, MORE OR LESS, TO TRAVERSE POINT "C", SAID POINT BEING NORTH 41 DEGREES 14 MINUTES 32 SECONDS WEST, 169.05 FEET FROM TRAVERSE POINT "C-1", SAID POINT ALSO BEING NORTH 23 DEGREES 26 MINUTES 30 SECONDS WEST, 818.85 FEET (PREVIOUSLY DESCRIBED AS NORTH 23 DEGREES 18 MINUTES 40 SECONDS WEST, 816.41 FEET) FROM THE EAST ¼ CORNER OF SECTION 31; THENCE CONTINUING FROM TRAVERSE POINT "C", NORTH 58 DEGREES 52 MINUTES 21 SECONDS EAST, 328.10 FEET; THENCE ALONG THE CUL-DE-SAC OF RIVERWALK WAY ALONG THE FOLLOWING TWO (2) COURSES: 1) SOUTH 31 DEGREES 07 MINUTES 39 SECONDS EAST, 56.48 FEET; 2) SOUTHEASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 103.64 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 10 MINUTES 16 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 70 DEGREES 42 MINUTES 47 SECONDS EAST, 95.59 FEET; THENCE CONTINUING ALONG THE CUL-DE-SAC THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 224.73 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 171 DEGREES 40 MINUTES 53 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 16 DEGREES 08 MINUTES 21 SECONDS WEST, 149.61 FEET; 2) NORTHWESTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 61.83 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 51 MINUTES 09 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 66 DEGREES 33 MINUTES 13 SECONDS WEST, 57.97 FEET; THENCE NORTH 64 DEGREES 03 MINUTES 13 SECONDS EAST, 343.26 FEET; THENCE DUE EAST, 130.00 FEET; THENCE NORTH 28 DEGREES 10 MINUTES 35 SECONDS EAST, 422.09 FEET;

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Commonly known as: 49+ Acres Shannon Glen Drive Vacant Land, Fenton, MI 48430

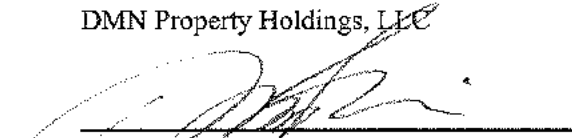
Parcel ID Number: 4704-32-100-010

**DECLARATION OF RESTRICTIVE COVENANT**

As of January 21, 2021, DMN Property Holdings, LLC, a Michigan limited liability company, of 4404 Sunny Lake Drive, Highland, MI, the fee title owner and developer ("Developer") of the real property described in the attached Exhibit A ("Premises") declares that the Premises shall be subject to the following:

1. Developer declares that any future dwelling constructed on the Premises shall include a fire suppression system.
2. This covenant shall be enforceable by Developer, its successors and assigns, or by any governmental authority with jurisdiction over the Premises including but not limited to Tyrone Township and Livingston County.
3. This covenant is made for the benefit of Developer and the owners of parcels in the Premises and is intended to run with the land and to be binding on successive owners of any one or more parcels comprising the Premises.

DEVELOPER:  
DMN Property Holdings, LLC

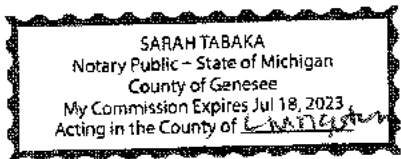
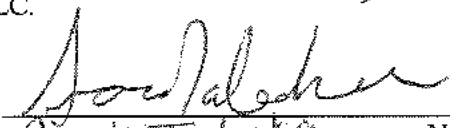



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By: David M. Bair  
Its: Member

STATE OF MICHIGAN )  
COUNTY OF LIVINGSTON ) ss.

The foregoing instrument was acknowledged before me this 2 day of August, 2021, by David M. Bair, member of DMN Property Holdings, LLC.


---

Sarah Tabaka, Notary Public  
Genesee County, Michigan  
My Commission Expires: 7-18-23  
Acting in the County of Livingston

DOCUMENT DRAFTED BY AND WHEN RECORDED RETURN TO:  
Abby H. Cooper, Cooper & Riesterer, 7900 Grand River, Brighton, MI 48114 (810) 227-3103

**Exhibit A**  
(the Premises)

Land situated in the County of Livingston, Township of Tyrone, State of Michigan, is described as follows:

PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 31 AND PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 32, TOWN 4 NORTH, RANGE 6 EAST, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 31; THENCE ALONG THE NORTH LINE OF SECTION 32, NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST, 820.22 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST 62.00 FEET, THENCE ALONG THE CENTERLINE OF FAUSETT ROAD (66 FOOT WIDE), SOUTH 80 DEGREES 39 MINUTES 36 SECONDS EAST 365.30 FEET; THENCE ALONG THE NORTH LINE OF SECTION 32, NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST, 119.07 FEET (PREVIOUSLY DESCRIBED AS 119.10 FEET); THENCE SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, 826.29 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, 1845.60 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 1306.96 FEET (PREVIOUSLY DESCRIBED AS 1306.98 FEET), TO THE WEST  $\frac{1}{4}$  CORNER OF SECTION 32, SAID POINT ALSO BEING THE EAST  $\frac{1}{4}$  CORNER OF SECTION 31; THENCE ALONG THE EAST-WEST  $\frac{1}{4}$  LINE OF SAID SECTION 31, SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 212 FEET, MORE OR LESS TO THE WATER'S EDGE OF LAKE SHANNON; THENCE NORTHERLY ALONG THE WATER'S EDGE OF LAKE SHANNON, 618 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE WATER'S EDGE OF LAKE SHANNON, NORTHERLY, 177 FEET, MORE OR LESS, THENCE NORTH 58 DEGREES 52 MINUTES 21 SECONDS EAST, 35 FEET, MORE OR LESS, TO TRAVERSE POINT "C", SAID POINT BEING NORTH 41 DEGREES 14 MINUTES 32 SECONDS WEST, 169.05 FEET FROM TRAVERSE POINT "C-1", SAID POINT ALSO BEING NORTH 23 DEGREES 26 MINUTES 30 SECONDS WEST, 818.85 FEET (PREVIOUSLY DESCRIBED AS NORTH 23 DEGREES 18 MINUTES 40 SECONDS WEST, 816.41 FEET) FROM THE EAST  $\frac{1}{4}$  CORNER OF SECTION 31; THENCE CONTINUING FROM TRAVERSE POINT "C", NORTH 58 DEGREES 52 MINUTES 21 SECONDS EAST, 328.10 FEET; THENCE ALONG THE CUL-DE-SAC OF RIVERWALK WAY ALONG THE FOLLOWING TWO (2) COURSES: 1) SOUTH 31 DEGREES 07 MINUTES 39 SECONDS EAST, 56.48 FEET; 2) SOUTHEASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 103.64 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 10 MINUTES 16 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 70 DEGREES 42 MINUTES 47 SECONDS EAST, 95.59 FEET; THENCE CONTINUING ALONG THE CUL-DE-SAC THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 224.73 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 171 DEGREES 40 MINUTES 53 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 16 DEGREES 08 MINUTES 21 SECONDS WEST, 149.61 FEET; 2) NORTHWESTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 61.83 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 51 MINUTES 09 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 66 DEGREES 33 MINUTES 13 SECONDS WEST, 57.97 FEET; THENCE NORTH 64 DEGREES 03 MINUTES 13 SECONDS EAST, 343.26 FEET; THENCE DUE EAST, 130.00 FEET; THENCE NORTH 28 DEGREES 10 MINUTES 35 SECONDS EAST, 422.09 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST, 247.84 FEET; THENCE EASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 151.46 FEET, A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 15 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 82 DEGREES 30 MINUTES 54 SECONDS EAST, 151.33 FEET; THENCE NORTH 78 DEGREES 21 MINUTES 46 SECONDS EAST, 76.16 FEET; THENCE SOUTHERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 12.57 FEET, A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A LONG CHORD

WHICH BEARS SOUTH 56 DEGREES 38 MINUTES 14 SECONDS EAST, 11.31 FEET; THENCE SOUTH 11 DEGREES 38 MINUTES 14 SECONDS EAST, 10.00 FEET; THENCE NORTH 78 DEGREES 21 MINUTES 46 SECONDS EAST, 90.00 FEET; THENCE NORTH 11 DEGREES 38 MINUTES 14 SECONDS WEST, 36.92 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 06 SECONDS EAST 356.69 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING RIVERWALK WAY AND SHANNON GLEN DRIVE.

ALSO DESCRIBED FOR TAX PURPOSES:

SECTION 31, TOWN 4 NORTH, RANGE 6 EAST THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION, LYING EASTERLY OF CENTER OF LAKE SHANNON, EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, THENCE NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 156.75 FEET AND SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 66 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 02 MINUTES 10 SECONDS WEST 25 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 205 FEET; THENCE SOUTHERLY ALONG SHORELINE 105 FEET, THENCE NORTH 82 DEGREES 01 MINUTES 40 SECONDS EAST 209.51 FEET; THENCE 50 FEET ALONG CURVE RIGHT TO THE POINT OF BEGINNING, ALSO EXCEPT THE NORTH 200 FEET OF SECTION 31. ALSO INCLUDES THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, EXCEPT THE NORTH 200 FEET OF THE WEST 200 FEET OF SECTION 32, EXCEPT SHANNON GLEN SITE CONDO AS RECORDED IN LIBER 2707 PAGE 381, LIVINGSTON COUNTY RECORDS

Commonly known as: 49+ Acres Shannon Glen Drive Vacant Land, Fenton, MI 48430

Parcel ID Number: 4704-32-100-010



## Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575

Telephone: (517) 546-4250 • Facsimile: (517) 546-9628

Internet Address: [www.livingstonroads.org](http://www.livingstonroads.org)

14-Jan-21

Livingston County Building Department  
2300 East Grand River  
Howell, Michigan 48843

Green Oak Township  
Land Permits  
10001 Silver Lake Road  
Brighton, Michigan 48116

Re: **WAIVER LETTER - PRIVATE ROAD**

Road Name: **RIVERWALK DR**

Township: **TYRONE**

Section: **32**

Location: Riverwalk Drive; Parcels 2, 3, 4, 5 will be utilizing a shared driveway off the end of Riverwalk Drive (a private road), as shown on plan by Boss Engineering dated 11/24/2020.

The applicant has applied for a permit to build at the above location. This is a private road and is NOT under the jurisdiction of the Livingston County Road Commission.

No driveway permit will be required by this department for driveways entering onto this road.

Sincerely,



Engineering Department

Applicant: **DMN PROPERTY HOLDINGS LLC**  
4404 SUNNY LAKE DR  
HARTLAND, MI 48353  
Phone: (810) 333-1268  
Fax:

John T. Dunleavy • Chairman

David R. Peckens • Vice Chairman

Stephen F. Crane • Member

Steven J. Wasyk • Managing Director

Jodie M. Tedesco • County Highway Engineer

Trevor J. Bennett • Director of Operations

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14-Jan-21

Livingston County Building Department  
2300 East Grand River  
Howell, Michigan 48843

Green Oak Township  
Land Permits  
10001 Silver Lake Road  
Brighton, Michigan 48116

Re: **WAIVER LETTER - PRIVATE ROAD**

Road Name: **SHANNON GLEN DR**

Township: **TYRONE**

Section: **32**

Location: Shannon Glen Drive; Parcels 6, 7, 8 will be utilizing a shared driveway off the end of Shannon Glen Drive (a private road), as shown on plan by Boss Engineering dated 11/24/2020.

The applicant has applied for a permit to build at the above location. This is a private road and is NOT under the jurisdiction of the Livingston County Road Commission.

No driveway permit will be required by this department for driveways entering onto this road.

Sincerely,



Engineering Department

Applicant: **DMN PROPERTY HOLDINGS LLC**  
4404 SUNNY LAKE DR  
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Jodie M. Tedesco • County Highway Engineer

Trevor J. Bennett • Director of Operations



HARTLAND DEERFIELD FIRE AUTHORITY

## **FIRE MARSHALS OFFICE**

Hartland Area Fire Dept.  
3205 Hartland Road  
Hartland, MI. 48353-1825

Voice: (810) 632-7676  
Fax: (810) 632-2176  
E-Mail: [jwhitbeck@hartlandareafire.com](mailto:jwhitbeck@hartlandareafire.com)

December 22, 2020

To: Tyrone Township Planning Dept.  
8420 Runyan Lake Road  
Fenton, MI 48430

Re: Residential Development Adjacent to Shannon Glen  
Preliminary Parcel Layout Concept 2  
Dated: October 13, 2020

To Tyrone Township planning department:

This letter is pursuant to the Preliminary Parcel Layout Concept 2 plan submitted for the Residential Development Adjacent to Shannon Glen on October 13, 2020 and per a phone conversation that occurred between this office and Mr. David Bair on November 18, 2020.

In a previous letter written on November 14, 2005 it was stated that the plans would be approved contingent upon a second means of egress to Linden Road and a dry hydrant at the hammer head turn-a-round that is closest to Ore Creek. Since then, other options have become available to be used in conjunction with the two requirements from that letter.

- 1) Due to the number of homes already off of the main access into Shannon Glen that leads to the two proposed private drives, suppression for the homes in the 8 proposed parcels will be required to be installed at the time of build. Written into the deed of said 8 parcels, suppression of future homes, will also be required, should any land divisions of those parcels occur.
- 2) A copy of the deed verbiage would be required to be held by Tyrone Township and this office for future reference.
- 3) The requirement for the dry hydrant that was relayed by the November 14, 2005 letter has been fulfilled by the installment of the dry hydrant on Faussett Road at the bridge.

With the above numbered items included on the site plan, drawings would be approved for the October 13, 2020 proposed site plan. If you have any questions, please feel free to contact me at your convenience.

Yours In Fire Safety,

Jenn Whitbeck  
Fire Inspector



Jennifer M. Nash

**LIVINGSTON COUNTY TREASURER**

200 E. Grand River  
Howell, MI 48843-2398

Telephone: (517) 546-7010  
Email: jnash@livgov.com

**CERTIFICATE OF PAID TAXES**

Pursuant to the Land Division Act 288 of 1967, MCL 560.109(1)(i). This certificate is indicating the preceding 5 years of taxes on this date have been paid for the following parcel:

**DATE PRINTED** 07/29/2021

**Parcel Number**  
4704-32-100-010

**OWNERS ADDRESS**  
DMN PROPERTY HOLDINGS LLC  
  
4404 SUNNY LAKE DR  
HARTLAND, MI 48353-1430

**PROPERTY ADDRESS**  
SHANNON GLEN DR  
FENTON, MI 48430

**2021 LEGAL DESCRIPTION**

SEC 31 T4N R6E THAT PART OF E 1/2 OF NE 1/4 OF SEC, LYING ELY OF CEN OF LAKE SHANNON, EXC COMM NE COR SEC 31, TH N 89\*39'40"W 156.75 FT & S 89\*57'50"W 66 FT TO POB, TH N 0\*02'10"W 25 FT, TH S89\*57'50"W 205 FT, TH SLY ALONG SHORELINE 105 FT, TH N 82\*01'40" E 209.51 FT, TH 50 FT ALONG CURVE RIGHT TO POB, ALSO EXC THE NORTH 200 FT OF SEC 31. ALSO INCLUDES THE W 1/2 OF THE NW 1/4 OF SEC 32 EXC THE NORTH 200 FT OF THE WEST 200 OF SEC 32. SPLIT AND COMBINED WITH 31-200-011 12/97 ACRES. PAR 2 EXCEPT SHANNON GLEN SITE CONDO AS RECORDED. SPLIT 1/00

SEC. 135 ACT 206,1893 as Amended -(Sec C.L. 1929)Date 07/29/2021

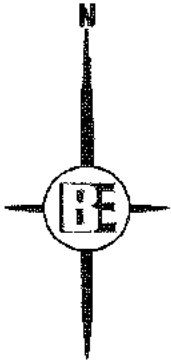
I hereby certify that there are no tax liens or titles held by the State on lands described above, and that there are no tax liens or titles held by individuals on said lands for five years proceeding 1st day JULY and that the taxes for said period of five years are paid.

This certificate does not apply to taxes if any now in process of collection by township, city or village collecting officers.

Livingston County Treasurer MO

2021 Taxes not examined.

# EXISTING CONDITIONS



NE COR. SEC. 31  
T4N-R6E  
(C-11)

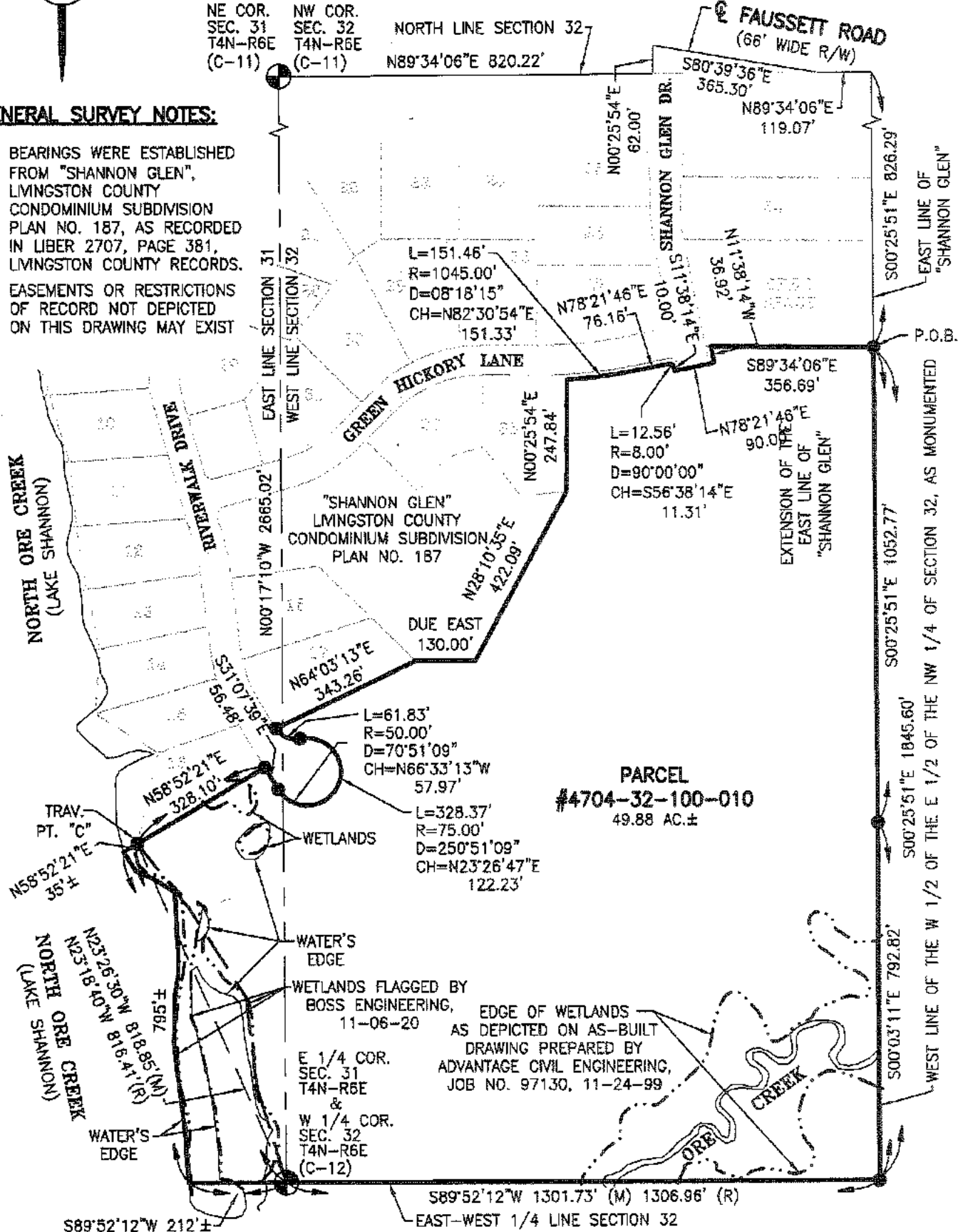
NW COR. SEC. 32  
T4N-R6E  
(C-11)

NORTH LINE SECTION 32  
N89°34'06"E 820.22'

FAUSSETT ROAD  
(66' WIDE R/W)

**GENERAL SURVEY NOTES:**

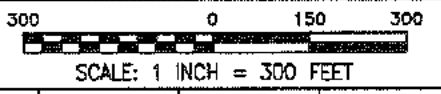
1. BEARINGS WERE ESTABLISHED FROM "SHANNON GLEN", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 187, AS RECORDED IN LIBER 2707, PAGE 381, LIVINGSTON COUNTY RECORDS.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST



**DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CLIENT:  
**DMN PROPERTIES**

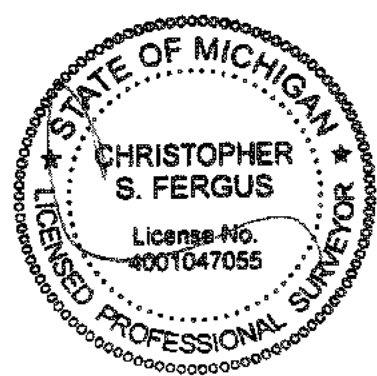


JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	1 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

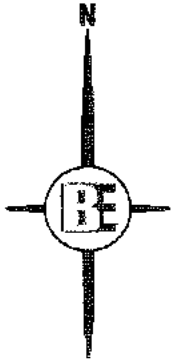
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**BEBOSS**  
Engineering  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

- LEGEND**
- = IRON SET
  - = IRON FOUND
  - ⊙ = MONUMENT FOUND
  - \* = FENCE
  - (R) = RECORDED
  - (M) = MEASURED



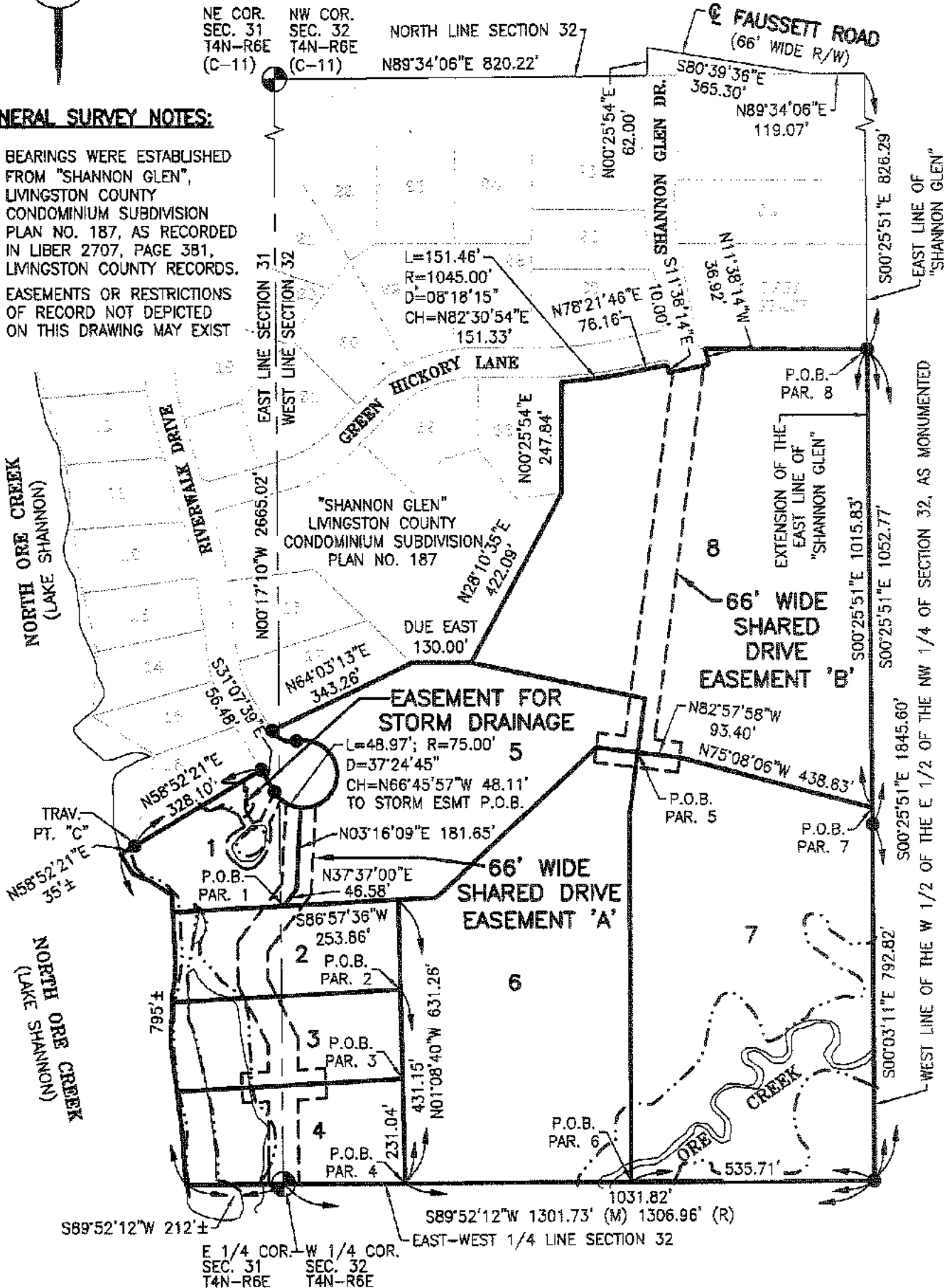
# PROPOSED LAND DIVISION (SEE SHEETS 3-8 FOR DETAILS)



NE COR. SEC. 31 T4N-R6E (C-11)    NW COR. SEC. 32 T4N-R6E (C-11)    NORTH LINE SECTION 32  
N89°34'06"E 820.22'

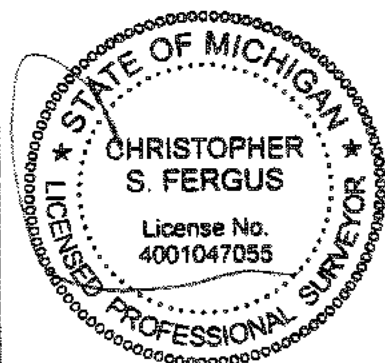
**GENERAL SURVEY NOTES:**

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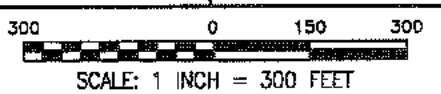


**DESCRIPTION:**  
PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**BEBOSS**  
*Engineering*  
Engineers Surveyors Planners Landscapes Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.546.1670



**CLIENT:**  
DMN PROPERTIES



**LEGEND**

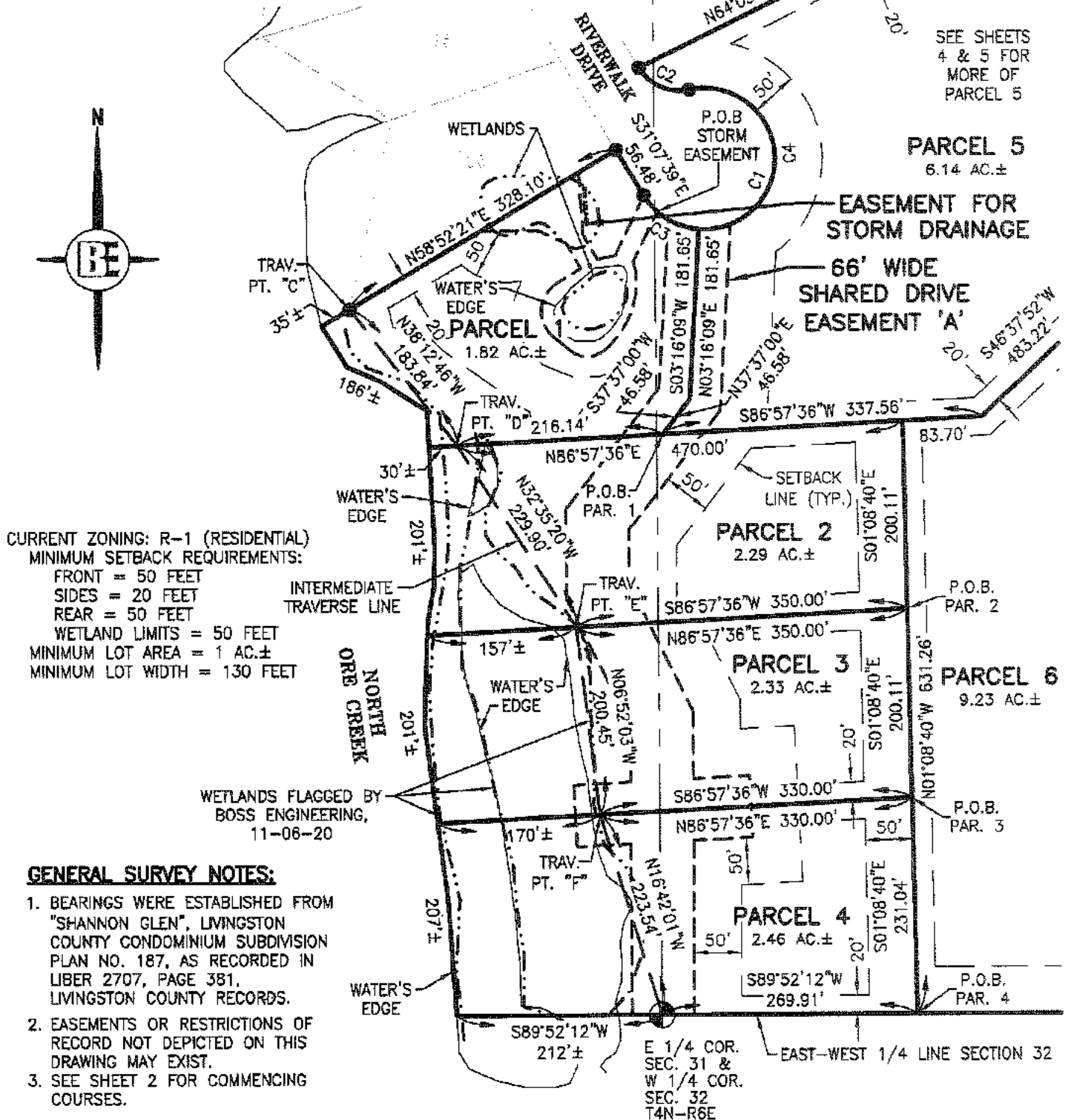
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- (M) = MEASURED

JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	2 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

# LAND DIVISION DETAIL SHEET (PARCELS 1-4 & PART OF 5)

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	328.37'	75.00'	250°51'09"	N25°26'47"E	122.23'
C2	61.83'	50.00'	70°51'09"	N66°33'13"W	57.97'
C3	71.14'	75.00'	54°20'41"	S58°17'59"E	68.50'
C4	257.23'	75.00'	196°30'28"	N03°43'33"W	148.45'

"SHANNON GLEN"  
LIVINGSTON COUNTY  
CONDOMINIUM SUBDIVISION  
PLAN NO. 187



CURRENT ZONING: R-1 (RESIDENTIAL)  
 MINIMUM SETBACK REQUIREMENTS:  
 FRONT = 50 FEET  
 SIDES = 20 FEET  
 REAR = 50 FEET  
 WETLAND LIMITS = 50 FEET  
 MINIMUM LOT AREA = 1 AC.±  
 MINIMUM LOT WIDTH = 130 FEET

**GENERAL SURVEY NOTES:**

1. BEARINGS WERE ESTABLISHED FROM "SHANNON GLEN", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 187, AS RECORDED IN LIBER 2707, PAGE 381, LIVINGSTON COUNTY RECORDS.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. SEE SHEET 2 FOR COMMENCING COURSES.

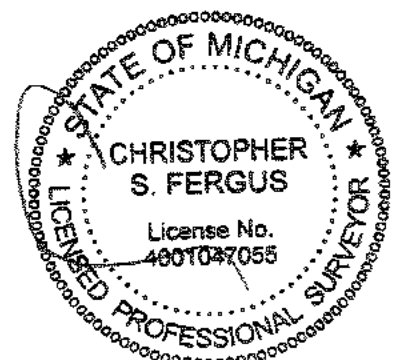
**DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

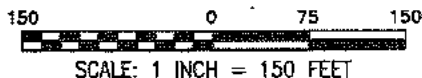
BEBOSS

*Engineering*  
 Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670



CLIENT:  
DMN PROPERTIES

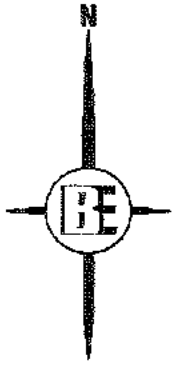


**LEGEND**

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- \* = FENCE
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- (M) = MEASURED

JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	3 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

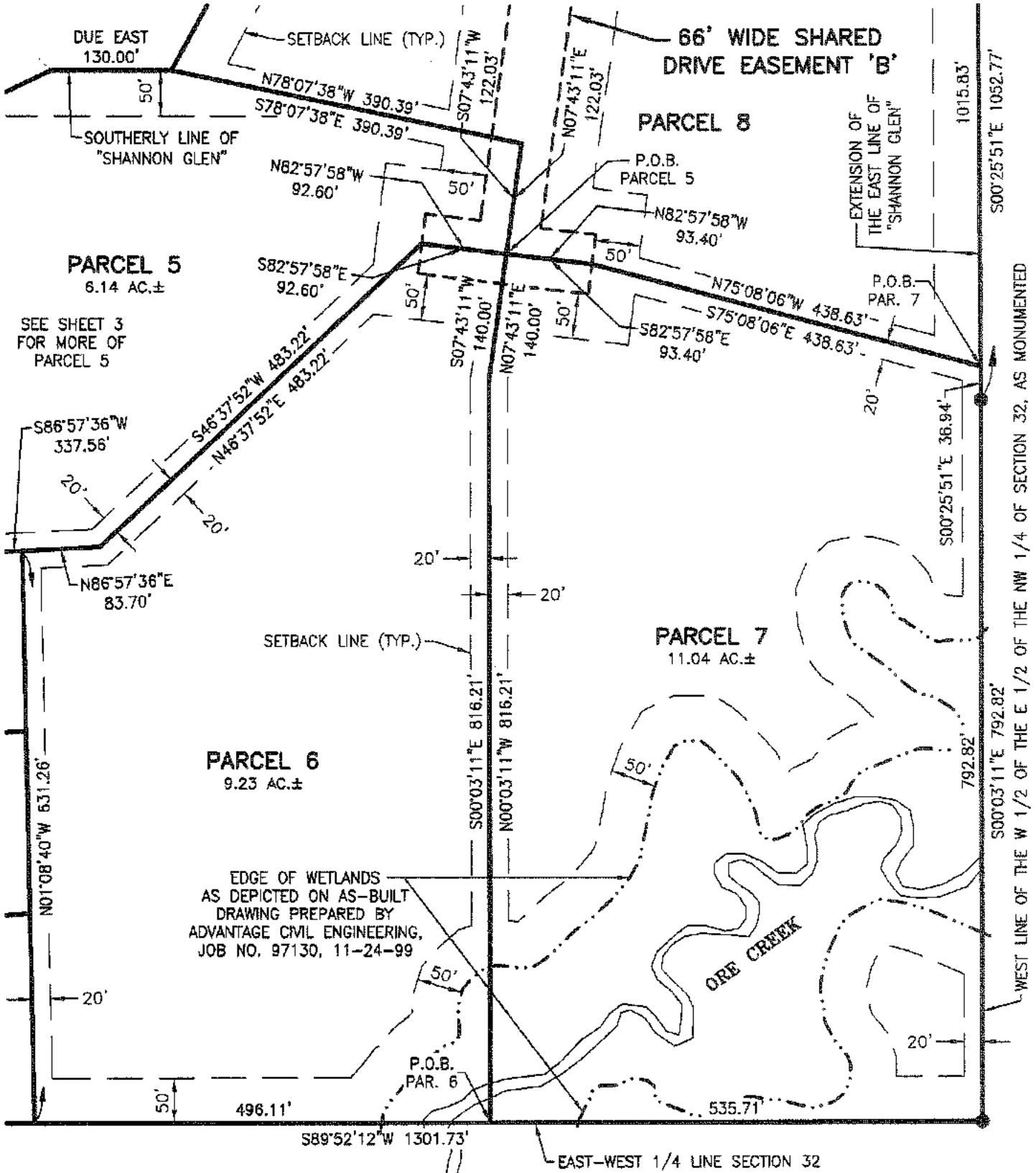
# LAND DIVISION DETAIL SHEET (PARCELS 6-7 AND PART OF 5)



CURRENT ZONING: R-1 (RESIDENTIAL)  
 MINIMUM SETBACK REQUIREMENTS:  
 FRONT = 50 FEET  
 SIDES = 20 FEET  
 REAR = 50 FEET  
 WETLAND LIMITS = 50 FEET  
 MINIMUM LOT AREA = 1 AC.±  
 MINIMUM LOT WIDTH = 130 FEET

### GENERAL SURVEY NOTES:

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3. SEE SHEET 2 FOR COMMENCING COURSES.



**DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 32  
 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E,  
 TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CLIENT:  
 DMN PROPERTIES



JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	4 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

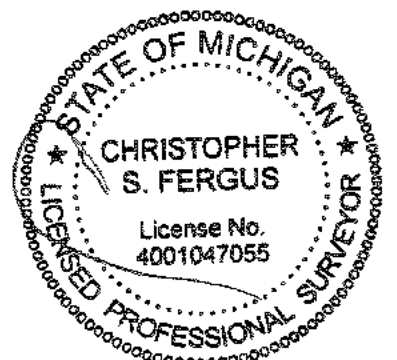
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**BEBOSS**  
 Engineering

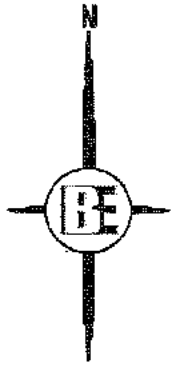
Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843

517.546.4836 FAX 517.548.1670

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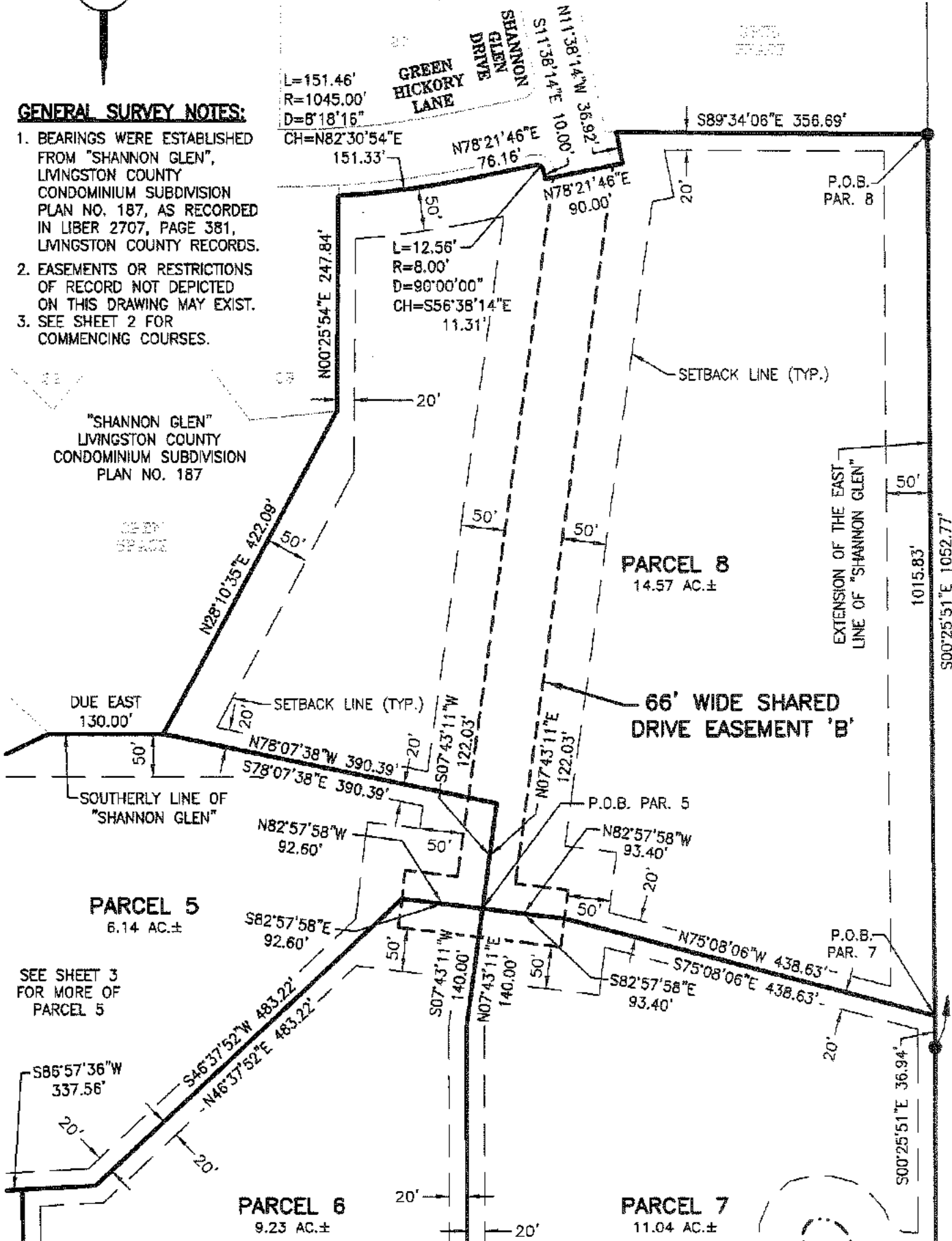


# LAND DIVISION DETAIL SHEET (PARCEL 8)

CURRENT ZONING: R-1 (RESIDENTIAL)  
 MINIMUM SETBACK REQUIREMENTS:  
 FRONT = 50 FEET  
 SIDES = 20 FEET  
 REAR = 50 FEET  
 WETLAND LIMITS = 50 FEET  
 MINIMUM LOT AREA = 1 AC.±  
 MINIMUM LOT WIDTH = 130 FEET

**GENERAL SURVEY NOTES:**

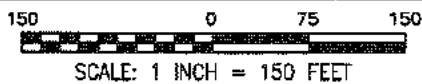
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PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CLIENT:  
DMN PROPERTIES

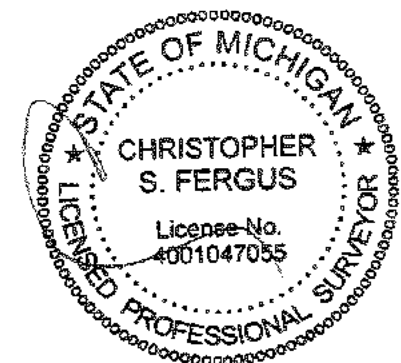


JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	5 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

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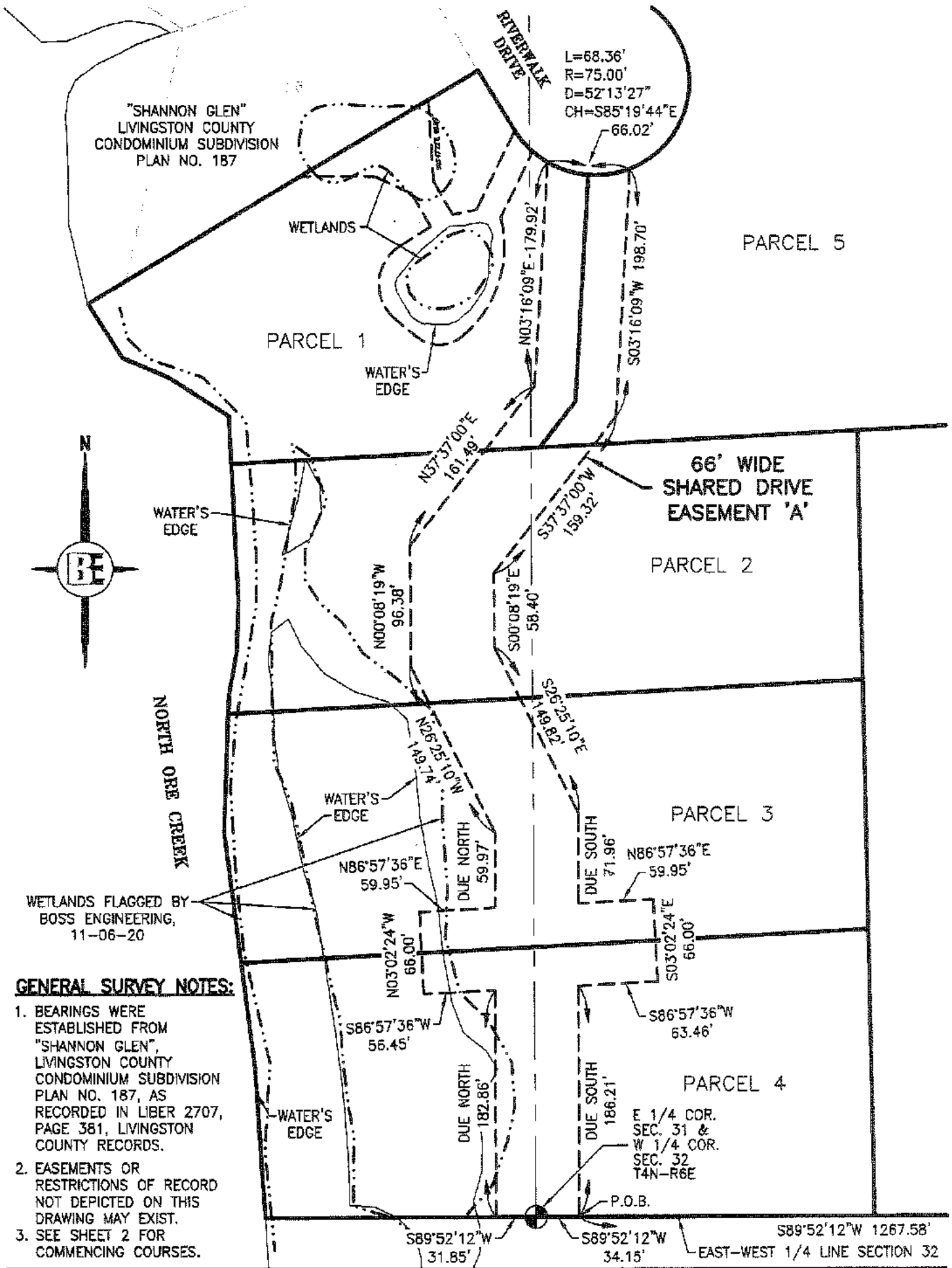
**BEBOSS**  
 Engineering  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670

- LEGEND**
- = IRON SET
  - = IRON FOUND
  - ⊙ = MONUMENT FOUND
  - \* = FENCE
  - (R) = RECORDED
  - (M) = MEASURED



# DETAIL SHEET

## (66' WIDE SHARED DRIVE EASEMENT 'A')



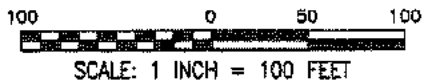
**GENERAL SURVEY NOTES:**

1. BEARINGS WERE ESTABLISHED FROM "SHANNON GLEN", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 187, AS RECORDED IN LIBER 2707, PAGE 381, LIVINGSTON COUNTY RECORDS.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. SEE SHEET 2 FOR COMMENCING COURSES.

**DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

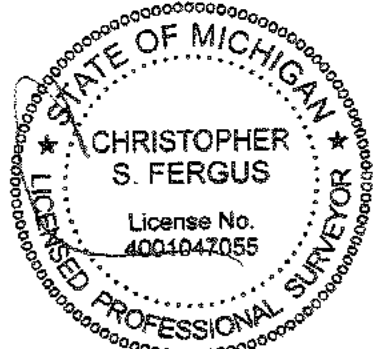
CLIENT:  
DMN PROPERTIES



JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	6 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

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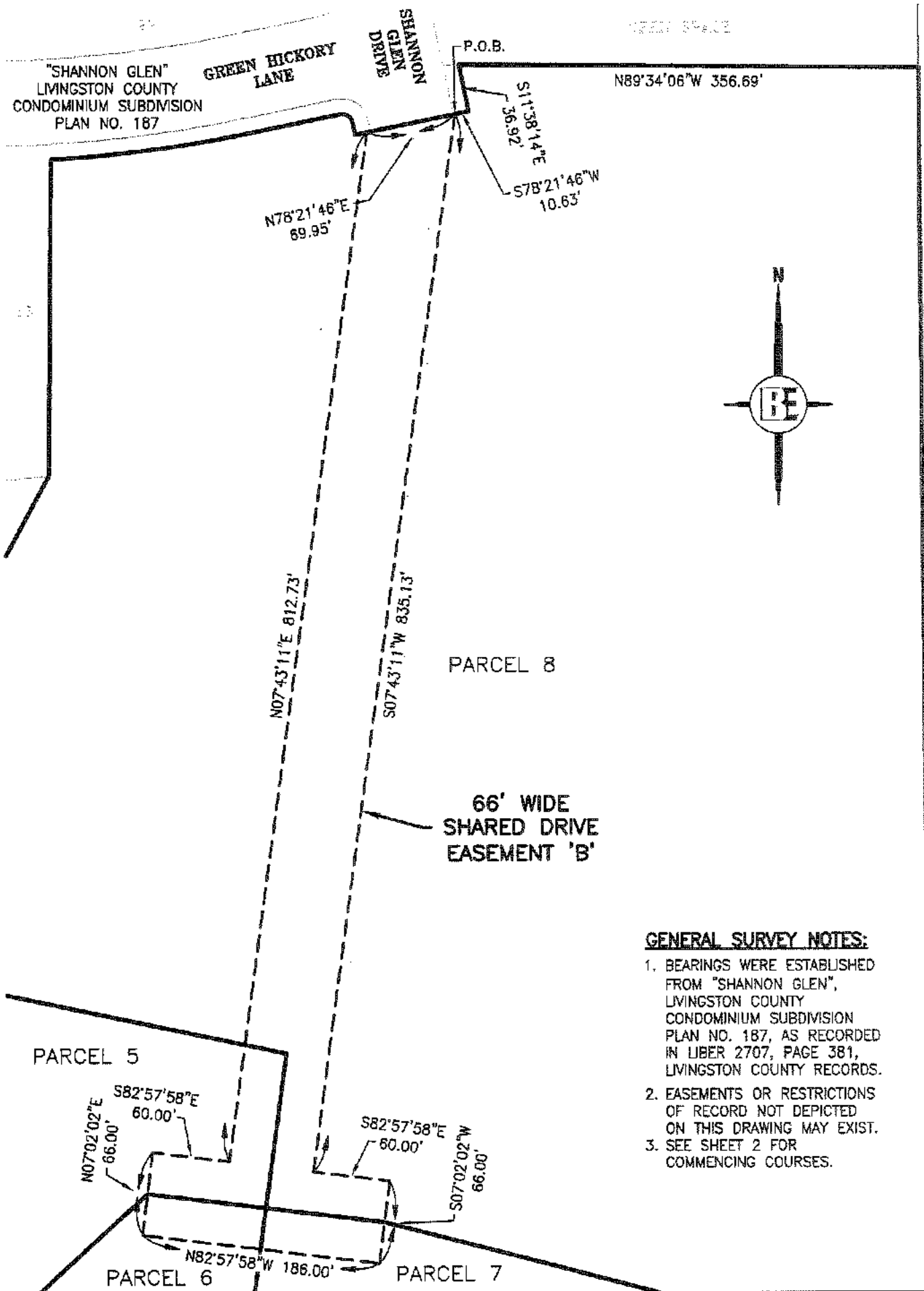


**LEGEND**

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- \* = FENCE
- (R) = RECORDED
- (M) = MEASURED

# DETAIL SHEET

## (66' WIDE SHARED DRIVE EASEMENT 'B')



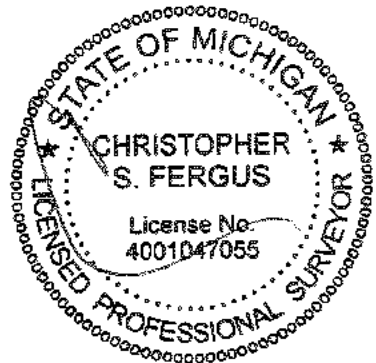
**GENERAL SURVEY NOTES:**

1. BEARINGS WERE ESTABLISHED FROM "SHANNON GLEN", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 187, AS RECORDED IN LIBER 2707, PAGE 381, LIVINGSTON COUNTY RECORDS.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. SEE SHEET 2 FOR COMMENCING COURSES.

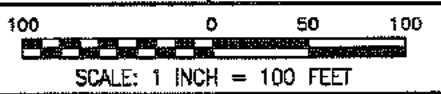
**DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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**LEGEND**

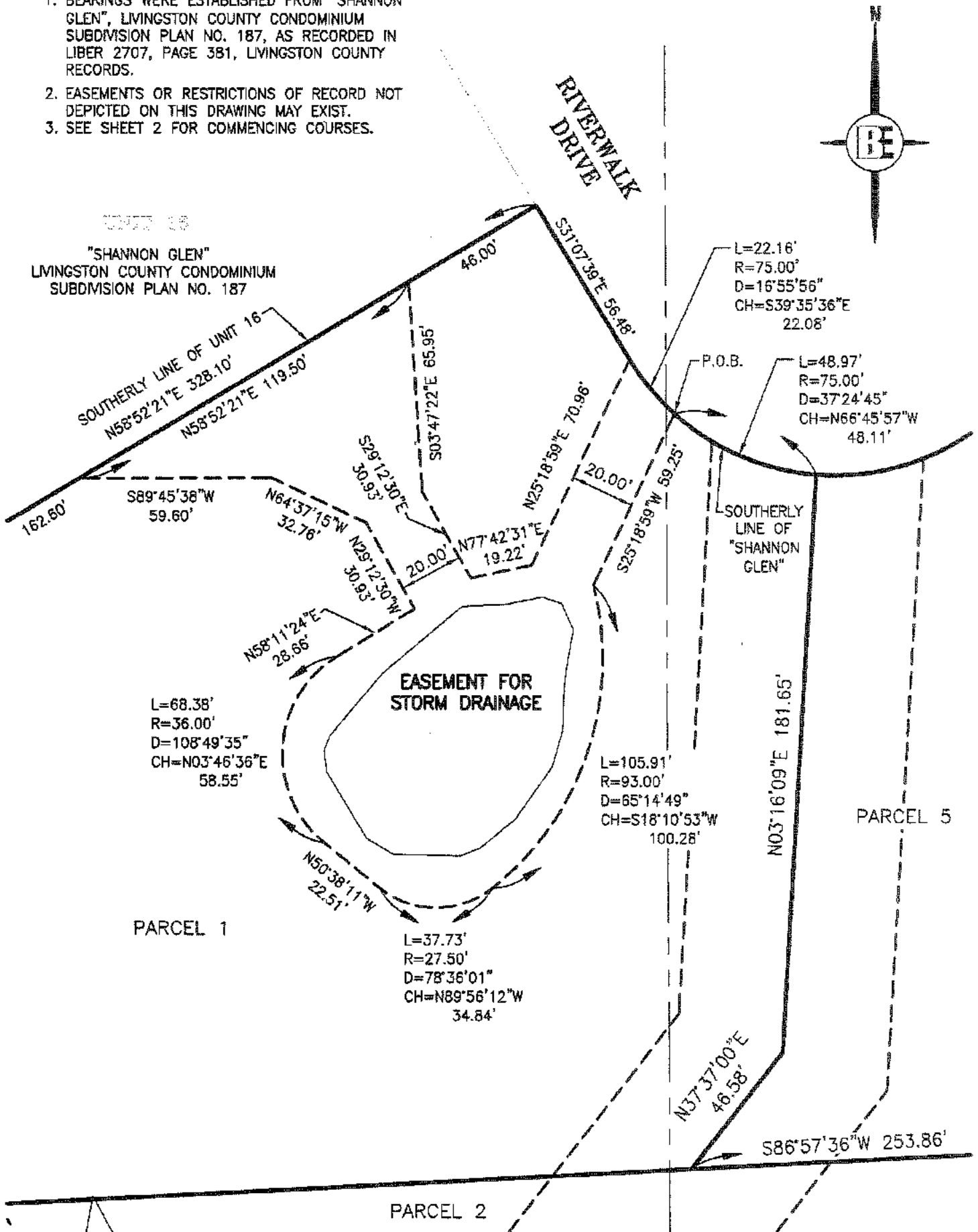
- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- \* = FENCE
- (R) = RECORDED
- (M) = MEASURED

JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	7 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

# DETAIL SHEET (EASEMENT FOR STORM DRAINAGE)

**GENERAL SURVEY NOTES:**

1. BEARINGS WERE ESTABLISHED FROM "SHANNON GLEN", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 187, AS RECORDED IN LIBER 2707, PAGE 381, LIVINGSTON COUNTY RECORDS.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. SEE SHEET 2 FOR COMMENCING COURSES.

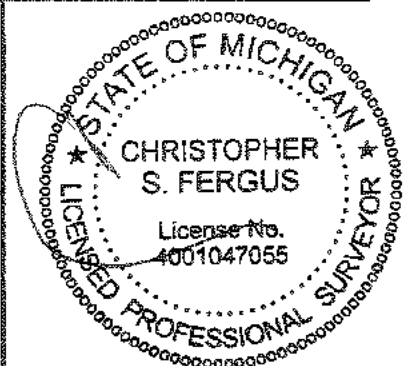


**DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 32 AND NORTHEAST 1/4 OF SECTION 31, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



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CLIENT:  
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SCALE: 1 INCH = 100 FEET

**LEGEND**

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- \* = FENCE
- (R) = RECORDED
- (M) = MEASURED

JOB NO.	20-012-1	DATE	2-5-21	2-11-21	7-15-21
SHEET	8 OF 15	FB 512	CREW GFD/WP	DR. WRW	CHKD.

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**DESCRIPTION OF ORIGINAL PARCEL:**

**PARCEL #4704-32-100-010, PER WARRANTY DEED, DATED OCTOBER 28, 2020, AS RECORDED IN INSTRUMENT NO. 2020R-046927, LIVINGSTON COUNTY RECORDS:**

Part of the Northeast 1/4 of Section 31 and Part of the Northwest 1/4 of Section 32, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, more particularly described as follows; commencing at the Northwest corner of Section 32, said point also being the Northeast corner of Section 31; thence along the North line of Section 32, North 89 degrees 34 minutes 06 seconds East, 820.22 feet; thence North 00 degrees 25 minutes 54 seconds East 62.00 feet, thence along the centerline of Fausset Road (66 foot wide), South 80 degrees 39 minutes 36 seconds East 365.30 feet; thence along the North line of Section 32, North 89 degrees 34 minutes 06 seconds East, 119.07 feet (previously described as 119.10 feet); thence South 00 degrees 25 minutes 51 seconds East, 826.29 feet to the point of beginning of the parcel to be described; thence continuing South 00 degrees 25 minutes 51 seconds East, 1845.60 feet; thence South 89 degrees 52 minutes 12 seconds West, 1306.96 feet (previously described as 1306.98 feet), to the West 1/4 corner of Section 32, said point also being the East 1/4 corner of Section 31; thence along the East-West 1/4 line of said Section 31, South 89 degrees 52 minutes 12 seconds West, 212 feet, more or less to the water's edge of Lake Shannon; thence Northerly along the water's edge of Lake Shannon, 618 feet, more or less; thence continuing along the water's edge of Lake Shannon, Northerly, 177 feet, more or less, thence North 58 degrees 52 minutes 21 seconds East, 35 feet, more or less, to traverse point "C", said point being North 41 degrees 14 minutes 32 seconds West, 169.05 feet from traverse point "C-1", said point also being North 23 degrees 26 minutes 30 seconds West, 818.85 feet (previously described as North 23 degrees 18 minutes 40 seconds West, 816.41 feet) from the East 1/4 corner of Section 31; thence continuing from traverse point "C", North 58 degrees 52 minutes 21 seconds East, 328.10 feet; thence along the cul-de-sac of Riverwalk Way along the following two (2) courses: 1) South 31 degrees 07 minutes 39 seconds East, 56.48 feet; 2) Southeasterly along an arc left, having a length of 103.64 feet, a radius of 75.00 feet, a central angle of 79 degrees 10 minutes 16 seconds, and a long chord which bears South 70 degrees 42 minutes 47 seconds East, 95.59 feet; thence continuing along the cul-de-sac the following two (2) courses: 1) Northerly along an arc left, having a length of 224.73 feet, a radius of 75.00 feet, a central angle of 171 degrees 40 minutes 53 seconds, and a long chord which bears North 16 degrees 08 minutes 21 seconds West, 149.61 feet; 2) Northwesterly along an arc right, having a length of 61.83 feet, a radius of 50.00 feet, a central angle of 70 degrees 51 minutes 09 seconds, and a long chord which bears North 66 degrees 33 minutes 13 seconds West, 57.97 feet; thence North 64 degrees 03 minutes 13 seconds East, 343.26 feet; thence due East, 130.00 feet; thence North 28 degrees 10 minutes 35 seconds East, 422.09 feet; thence North 00 degrees 25 minutes 54 seconds East, 247.84 feet; thence Easterly along an arc left, having a length of 151.46 feet, a radius of 1045.00 feet, a central angle of 08 degrees 18 minutes 15 seconds, and a long chord which bears North 82 degrees 30 minutes 54 seconds East, 151.33 feet; thence North 78 degrees 21 minutes 46 seconds East, 76.16 feet; thence Southerly along an arc right, having a length of 12.57 feet, a radius of 8.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a long chord which bears South 56 degrees 38 minutes 14 seconds East, 11.31 feet; thence South 11 degrees 38 minutes 14 seconds East, 10.00 feet; thence North 78 degrees 21 minutes 46 seconds East, 90.00 feet; thence North 11 degrees 38 minutes 14 seconds West, 36.92 feet; thence South 89 degrees 34 minutes 06 seconds East 356.69 feet to the point of beginning.

also described for tax purposes:

Section 31, Town 4 North, Range 6 East that part of the East 1/2 of the Northeast 1/4 of Section, lying Easterly of center of Lake Shannon, except commencing at the Northeast corner of Section 31, thence North 89 degrees 39 minutes 40 seconds West 156.75 feet and South 89 degrees 57 minutes 50 seconds West 66 feet to the point of beginning, thence North 0 degrees 02 minutes 10 seconds West 25 feet; thence South 89 degrees 57 minutes 50 seconds West 205 feet; thence southerly along shoreline 105 feet, thence North 82 degrees 01 minutes 40 seconds East 209.51 feet; thence 50 feet along curve right to the point of beginning, also except the North 200 feet of Section 31, also includes the West 1/2 of the Northwest 1/4 of Section 32, except the North 200 feet of the West 200 feet of Section 32, except Shannon Glen Site Condo as recorded in Liber 2707 page 381, Livingston County Records.

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February 5, 2021

Revised: February 11, 2021

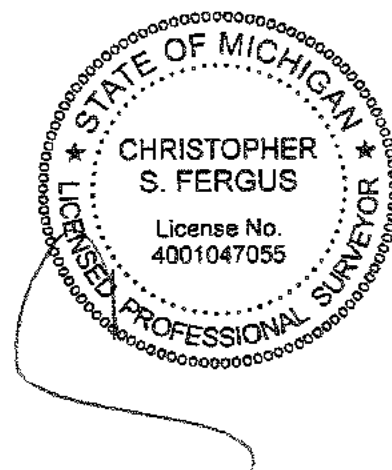
Revised: July 15, 2021

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**DESCRIPTION OF NEW PARCELS:**

**PARCEL 1**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Fausset Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 1031.82 feet; thence N 01°08'40" W, 631.26 feet; thence S 86°57'36" W, 253.86 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 86°57'36" W, 216.14 feet to Traverse Point "D"; thence continuing S 86°57'36" W, 30 feet, more or less, to the water's edge of North Ore Creek; thence Northwesterly along the water's edge of North Ore Creek, 186 feet, more or less; thence N 58°52'21" E, 35 feet, more or less, to Traverse Point "C", said point being N 38°12'46" W, 183.84 feet from Traverse Point "D"; thence continuing from Traverse Point "C" and along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187 the following three (3) courses: 1) N 58°52'21" E, 328.10 feet; 2) S 31°07'39" E, 56.48 feet; 3) Southeasterly along an arc left, having a length of 71.14 feet, a radius of 75.00 feet, a central angle of 54°20'41", and a long chord which bears S 58°17'59" E, 68.50 feet; thence S 03°16'09" W, 181.65 feet; thence S 37°37'00" W, 46.58 feet, to the POINT OF BEGINNING, containing 1.82 acres, more or less, and subject to the rights of the public over the existing Riverwalk Drive and Shannon Glen Drive. Also subject to a Shared Drive Easement 'A', as described below. Also subject to an Easement for Storm Drainage, as described below. Also subject to any other easements or restrictions of record.

**PARCEL 2**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Fausset Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 1031.82 feet; thence N 01°08'40" W, 431.15 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 86°57'36" W, 350.00 feet to Traverse Point "E"; thence continuing S 86°57'36" W, 157 feet, more or less, to the water's edge of North Ore Creek; thence Northerly along the water's edge of North Ore Creek, 201 feet, more or less; thence N 86°57'36" E, 30 feet, more or less, to Traverse Point "D", said point being N 32°35'20" W, 229.90 feet from Traverse Point "E"; thence continuing from Traverse Point "D", N 86°57'36" E, 470.00 feet; thence S 01°08'40" E, 200.11 feet, to the POINT OF BEGINNING, containing 2.29 acres, more or less, and subject to the rights of the public over the existing Riverwalk Drive and Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'A', as described below. Also subject to any other easements or restrictions of record.

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February 5, 2021

Revised: February 11, 2021

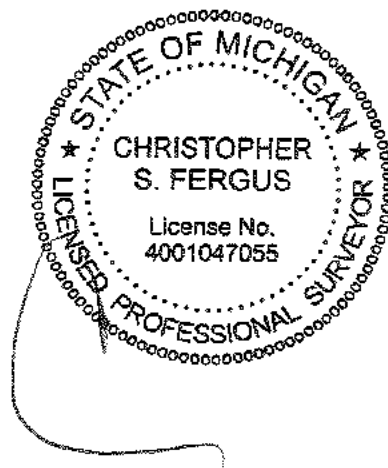
Revised: July 15, 2021

Job Number: 20-012-1

Sheet: 10 of 15



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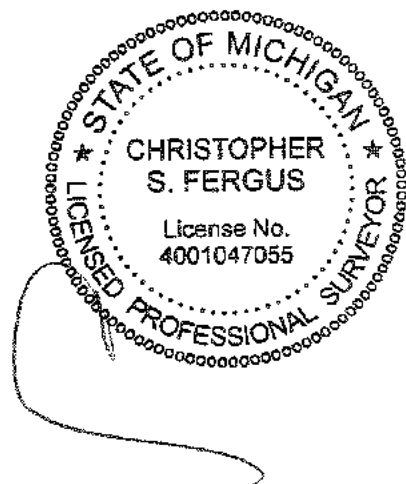
**PARCEL 3**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 1031.82 feet; thence N 01°08'40" W, 231.04 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 86°57'36" W, 330.00 feet to Traverse Point "F"; thence continuing S 86°57'36" W, 170 feet, more or less, to the water's edge of North Ore Creek; thence Northerly along the water's edge of North Ore Creek, 201 feet, more or less; thence N 86°57'36" E, 157 feet, more or less, to Traverse Point "E", said point being N 06°52'03" W, 200.45 feet from Traverse Point "F"; thence continuing from Traverse Point "E", N 86°57'36" E, 350.00 feet; thence S 01°08'40" E, 200.11 feet, to the POINT OF BEGINNING, containing 2.33 acres, more or less, and subject to the rights of the public over the existing Riverwalk Drive and Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'A', as described below. Also subject to any other easements or restrictions of record.

**PARCEL 4**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 1031.82 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 89°52'12" W, 269.91 feet to the West 1/4 Corner of Section 32, said point also being the East 1/4 Corner of Section 31; thence continuing along the East-West 1/4 Line of Section 31, S 89°52'12" W, 212 feet, more or less, to the water's edge of North Ore Creek; thence Northerly along the water's edge of North Ore Creek, 207 feet, more or less; thence N 86°57'36" E, 170 feet, more or less, to Traverse Point "F", said point being N 16°42'01" W, 223.54 feet from the East 1/4 Corner of Section 31; thence continuing from Traverse Point "F", N 86°57'36" E, 330.00 feet; thence S 01°08'40" E, 231.04 feet, to the POINT OF BEGINNING, containing 2.46 acres, more or less, and subject to the rights of the public over the existing Riverwalk Drive and Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'A', as described below. Also subject to any other easements or restrictions of record.

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February 5, 2021  
Revised: February 11, 2021  
Revised: July 15, 2021  
  
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Sheet: 11 of 15



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**PARCEL 5**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1015.83 feet; thence N 75°08'06" W, 438.63 feet; thence N 82°57'58" W, 93.40 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing N 82°57'58" W, 92.60 feet; thence S 46°37'52" W, 483.22 feet; thence S 86°57'36" W, 337.56 feet; thence N 37°37'00" E, 46.58 feet; thence N 03°16'09" E, 181.65 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187 the following four (4) courses: 1) Northerly along an arc left, having a length of 257.23 feet, a radius of 75.00 feet, a central angle of 196°30'28", and a long chord which bears N 03°43'33" W, 148.45 feet; 2) Northwesterly along an arc right, having a length of 61.83 feet, a radius of 50.00 feet, a central angle of 70°51'09", and a long chord which bears N 66°33'13" W, 57.97 feet; 3) N 64°03'13" E, 343.26 feet; 4) due East, 130.00 feet; thence S 78°07'38" E, 390.39 feet; thence S 07°43'11" W, 122.03 feet, to the POINT OF BEGINNING, containing 6.14 acres, more or less, and subject to the rights of the public over the existing Riverwalk Drive and Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'A', as described below. Also subject to and including the use of a Shared Drive Easement 'B', as described below. Also subject to any other easements or restrictions of record.

**PARCEL 6**

Part of the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 535.71 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the East-West 1/4 line of Section 32, S 89°52'12" W, 496.11 feet; thence N 01°08'40" W, 631.26 feet; thence N 86°57'36" E, 83.69 feet; thence N 46°37'52" E, 483.22 feet; thence S 82°57'58" E, 92.61 feet; thence S 07°43'11" W, 140.00 feet; thence S 00°03'11" E, 816.21 feet, to the POINT OF BEGINNING, containing 9.23 acres, more or less, and subject to the rights of the public over the existing Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'B', as described below. Also subject to any other easements or restrictions of record.

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February 5, 2021

Revised: February 11, 2021

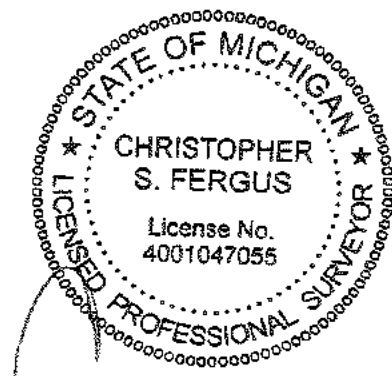
Revised: July 15, 2021

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**PARCEL 7**

Part of the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1015.83 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 00°25'51" E, 36.94 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 535.71 feet; thence N 00°03'11" W, 816.21 feet; thence N 07°43'11" E, 140.00 feet; thence S 82°57'58" E, 93.39 feet; thence S 75°08'06" E, 438.63 feet, to the POINT OF BEGINNING, containing 11.04 acres, more or less, and subject to the rights of the public over the existing Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'B', as described below. Also subject to any other easements or restrictions of record.

**PARCEL 8**

Part of the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1015.83 feet; thence N 75°08'06" W, 438.63 feet; thence N 82°57'58" W, 93.40 feet; thence N 07°43'11" E, 122.03 feet; thence N 78°07'38" W, 390.39 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187 the following nine (9) courses: 1) N 28°10'35" E, 422.09 feet; 2) N 00°25'54" E, 247.84 feet; 3) Easterly along an arc left, having a length of 151.46 feet, a radius of 1045.00 feet, a central angle of 08°18'16", and a long chord which bears N 82°30'54" E, 151.33 feet; 4) N 78°21'46" E, 76.16 feet; 5) Southeasterly along an arc right, having a length of 12.56 feet, a radius of 8.00 feet, a central angle of 90°00'00", and a long chord which bears S 56°38'14" E, 11.31 feet; 6) S 11°38'14" E, 10.00 feet; 7) N 78°21'46" E, 90.00 feet; 8) N 11°38'14" W, 36.92 feet; 9) S 89°34'06" E, 356.69 feet, to the POINT OF BEGINNING, containing 14.57 acres, more or less, and subject to the rights of the public over the existing Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'B', as described below. Also subject to any other easements or restrictions of record.

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February 5, 2021

Revised: February 11, 2021

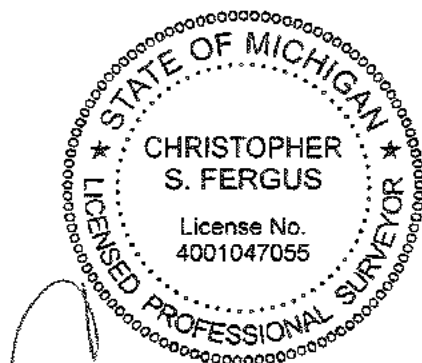
Revised: July 15, 2021

Job Number: 20-012-1

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**66' WIDE SHARED DRIVE EASEMENT 'A'**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 1267.58 feet, to the POINT OF BEGINNING of the Easement to be described; thence continuing S 89°52'12" W, 34.15 feet to the West 1/4 Corner of Section 32, said point also being the East 1/4 Corner of Section 31; thence continuing along the East-West 1/4 Line of Section 31, S 89°52'12" W, 31.85 feet; thence due North, 182.86 feet; thence S 86°57'36" W, 56.45 feet; thence N 03°02'24" W, 66.00 feet; thence N 86°57'36" E, 59.95 feet; thence due North, 59.97 feet; thence N 26°25'10" W, 149.74 feet; thence N 00°08'19" W, 96.38 feet; thence N 37°37'00" E, 161.49 feet; thence N 03°16'09" E, 179.92 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, Easterly along an arc left, having a length of 68.36 feet, a radius of 75.00 feet, a central angle of 52°13'27", and a long chord which bears S 85°19'44" E, 66.02 feet; thence S 03°16'09" W, 198.70 feet; thence S 37°37'00" W, 159.32 feet; thence S 00°08'19" E, 58.40 feet; thence S 26°25'10" E, 149.82 feet; thence due South, 71.96 feet; thence N 86°57'36" E, 59.95 feet; thence S 03°02'24" E, 66.00 feet; thence S 86°57'36" W, 63.46 feet; thence due South, 186.21 feet, to the POINT OF BEGINNING.

**66' WIDE SHARED DRIVE EASEMENT 'B'**

Part of the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East and Southerly lines of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187 the following four (4) courses: 1) S 00°25'51" E, 826.29 feet; 2) N 89°34'06" W, 356.69 feet; 3) S 11°38'14" E, 36.92 feet; 4) S 78°21'46" W, 10.62 feet, to the POINT OF BEGINNING of the Easement to be described; thence S 07°43'11" W, 835.13 feet; thence S 82°57'58" E, 60.00 feet; thence S 07°02'02" W, 66.00 feet; thence N 82°57'58" W, 186.00 feet; thence N 07°02'02" E, 66.00 feet; thence S 82°57'58" E, 60.00 feet; thence N 07°43'11" E, 812.73 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, N 78°21'46" E, 69.95 feet, to the POINT OF BEGINNING.

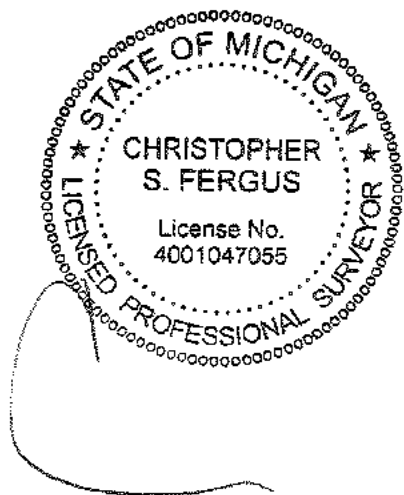
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February 5, 2021  
Revised: February 11, 2021  
Revised: July 15, 2021

Job Number: 20-012-1  
Sheet: 14 of 15



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CHRISTOPHER S. FERGUS, P.S.

**EASEMENT FOR STORM DRAINAGE**

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1052.77 feet; thence along the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, as monumented, S 00°03'11" E, 792.82 feet; thence along the East-West 1/4 line of Section 32, S 89°52'12" W, 1031.82 feet; thence N 01°08'40" W, 631.26 feet; thence S 86°57'36" W, 253.86 feet; thence N 37°37'00" E, 46.58 feet; thence N 03°16'09" E, 181.65 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, Northwesterly along an arc right, having a length of 48.97 feet, a radius of 75.00 feet, a central angle of 37°24'45", and a long chord which bears N 66°45'57" W, 48.11 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 25°18'59" W, 59.25 feet; thence Southerly along an arc right, having a length of 105.91 feet, a radius of 93.00 feet, a central angle of 65°14'49", and a long chord which bears S 18°10'53" W, 100.28 feet; thence Westerly along an arc right, having a length of 37.73 feet, a radius of 27.50 feet, a central angle of 78°36'01", and a long chord which bears N 89°56'12" W, 34.84 feet; thence N 50°38'11" W, 22.51 feet; thence Northerly along an arc right, having a length of 68.38 feet, a radius of 36.00 feet, a central angle of 108°49'35", and a long chord which bears N 03°46'36" E, 58.55 feet; thence N 58°11'24" E, 28.66 feet; thence N 29°12'30" W, 30.93 feet; thence N 64°37'15" W, 32.76 feet; thence S 89°45'38" W, 59.60 feet; thence along the Southerly line of Unit 16 of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, N 58°52'21" E, 119.50 feet; thence S 03°47'22" E, 65.95 feet; thence S 29°12'30" E, 30.93 feet; thence N 77°42'31" E, 19.21 feet; thence N 25°18'59" E, 70.96 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, Southeasterly along an arc left, having a length of 22.16 feet, a radius of 75.00 feet, a central angle of 16°55'56", and a long chord which bears S 39°35'36" E, 22.08 feet, to the POINT OF BEGINNING.

Bearings were established from "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, as recorded in Liber 2707, Page 381, Livingston County Records.

**REFERENCES:**

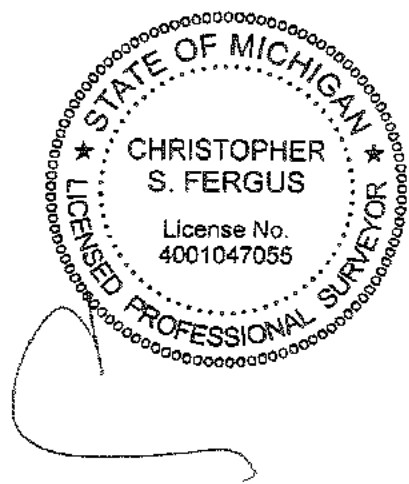
1. Previous survey by Boss Engineering, Job No. 18-269, dated November 22, 2019.
2. Previous survey by Boss Engineering, Job No. 11-260-1, dated October 1, 2012.
3. "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, as recorded in Liber 2707, Page 381, Livingston County Records.
4. Previous survey by Advantage, Job No. 97130, dated 11-4-97.
5. Previous As-Built Survey by Advantage, Job No. 97130, dated 11-24-99.
6. Previous survey by John Albright, Job No. 68-82-B, dated July 19, 1968.

**WITNESSES:**

Northwest Corner of Section 32, T4N-R6E, Tyrone Township (C-11)  
Found 1 1/4" Pipe, under blown down tree  
East 19.82' Found Spike in N/S of 26" Hickory  
S15°W 31.28' Found Spike in E/S of 15" Oak

West 1/4 Corner of Section 32, T4N-R6E, Tyrone Township (C-12)  
Found Livingston County Remon Brass disk, 0.5' below surface  
N45°E 28.08' Found Desine Nail & Tag in W/S of 12" Maple  
N11°E 40.65' Found Desine Nail & Tag in W/S of 12" Oak  
S11°W 7.20' Found Mag Nail & Tag in E/S of East Sign Post

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February 5, 2021  
Revised: February 11, 2021  
Revised: July 15, 2021  
  
Job Number: 20-012-1  
Sheet: 15 of 15



CHRISTOPHER S. FERGUS, P.S.

**TYRONE TOWNSHIP**

Receipt: 112161

08/04/21

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

WWW.TYRONETOWNSHIP.US

Cashier: TDORSCH  
Received Of: PROPERTY SERVICES UNLIMITED LLC

9552 E HIGHLAND  
HOWELL MI 48843

Payment for:  
4704-32-100-010  
ESCROW - PC

The sum of: 2,000.00

BDINV 00018014 2,000.00

701-000.000-283.000 2,000.00

Total 2,000.00

TENDERED: CHECKS 1050 2,000.00

Signed: \_\_\_\_\_

**TYRONE TOWNSHIP**

Receipt: 112160

08/04/21

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

WWW.TYRONETOWNSHIP.US

Payment for:  
4704-32-100-010  
PC REVIEW

Cashier: TDORSCH  
Received Of: PROPERTY SERVICES UNLIMITED LLC

9552 E HIGHLAND  
HOWELL MI 48843

The sum of: 1,000.00

BDINV	00018015			1,000.00
		101-000.000-628.000		1,000.00
			Total	1,000.00
		TENDERED:	CHECKS	1049
				1,000.00

Signed: \_\_\_\_\_

**TYRONE TOWNSHIP**

Receipt: 112159

08/04/21

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

Cashier: TDORSCH  
Received Of: **PROPERTY SERVICES UNLIMITED LLC**

Payment for:  
LAND DIVISION  
4704-32-100-010

9552 E HIGHLAND  
HOWELL MI 48843

The sum of: 400.00

BDINV 00018016

400.00

101-000.000-628.000

400.00

Total

400.00

TENDERED:

CHECKS

1054

400.00

Signed: \_\_\_\_\_



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

September 10, 2021

## Shared Private Driveways Review for Tyrone Township, Michigan

### PETITION INTRODUCTION

<b>Applicant:</b>	David Bair ( <i>agent</i> )
<b>Owner:</b>	DMN Property Holdings LLC
<b>Plan Date:</b>	January 29, 2021
<b>Request:</b>	Shared private driveways (2)

### PETITION DESCRIPTION

The applicant is requesting approval of 2 shared private driveways to provide access for proposed land divisions.

Shared private driveways can provide access for up to 4 single-family lots, site condominium units, or non-residential principal buildings and can have a maximum length of up to 1,200 feet.

Both of the proposed shared private driveways would have access from existing private roads: the end of Shannon Glen on the east and the Riverwalk cul-de-sac on the west. The existing private roads connect with Faussett to the north.

The proposed eastern shared private driveway is shown providing access for up to 4 lots (*Lots 5, 6, 7, and 8*). The proposed western shared private is shown providing access for up to 5 lots (*Lots 1, 2, 3, 4, and 5*).

The Zoning Ordinance outlines the process and design standards for shared private driveways and the process and limitations for the expansion (*length or number of lots*) of private roads, including shared private driveways connected to existing private roads.

Expansion of the existing private roads, by the addition of the shared private driveways, is covered in the "Private Road Expansion" portion of this report.

This review does not examine the proposed land division, but it should be noted that lot areas should exclude the shared private driveway right-of-way.

## PROPERTY INFORMATION

**Address:** None  
**Location:** South of Shannon Glen subdivision, east of Ore Creek  
**Parcel Number:** 04-32-100-010  
**Lot Area:** ~54.15 acres  
**Frontage:** ~70 feet Shannon Glen stub, ~370 feet Riverwalk cul-de-sac  
**Existing Land Use:** Vacant/woodlands

### Aerial of the Site





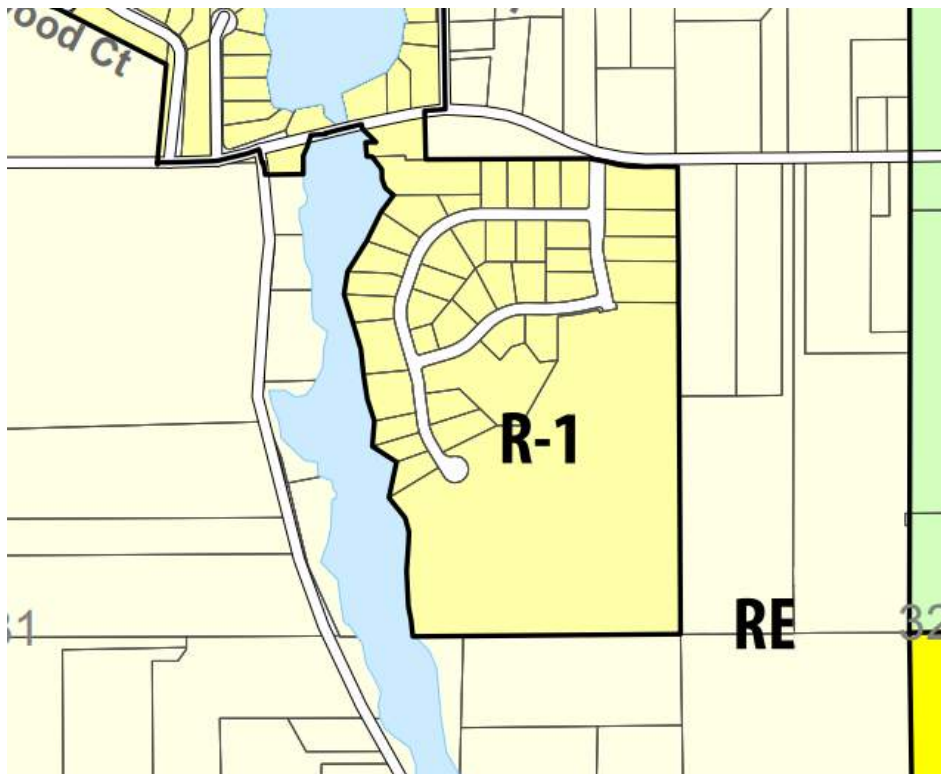
## ZONING

The property is within the R-1 Single Family Residential zoning district. The intent of that district is below.

**Zoning per Zoning Map: R-1 Single Family Residential**

**Map:** *In general, the R-1 single family zoning districts will occupy land areas deemed acceptable for medium density residential uses by the soils suitability analysis performed in concert with the Tyrone Township Master Plan. The intent of this district is to establish and preserve single family home neighborhoods free from other uses, except those which are normal accessory, compatible, and supportive uses convenient to the residents of such a district. The district will provide a transition from strictly agricultural use areas to suburbanized residential uses. The provision of public sewer and water is not expected in the foreseeable future. In order to preserve natural features and to provide design flexibility in the R-1 District, cluster development shall be permitted as described in Article 8.*

### Current Zoning Map



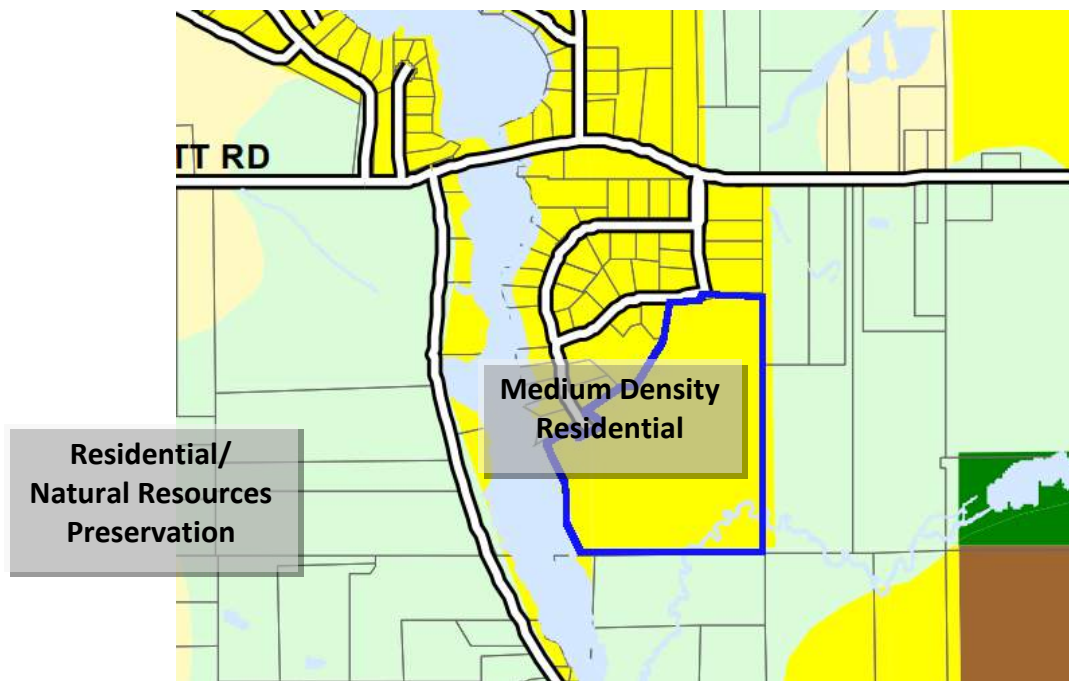
**Comments:** *Although not directly a part of the shared private driveway application, the proposed properties served by the proposed shared driveways appear generally consistent with the developmental standards of the R-1 Single Family Residential zoning district.*

**FUTURE LAND USE MAP**

**Future Land Use Map Medium Density Single Family Detached Residential**

*This classification is intended to provide a transitional residential density between Low and High Density Residential. Lots will generally range from 0.5 acre to 1.5 acres per dwelling unit. This designation has been applied to land in and around existing residential subdivisions and near planned commercial areas. Medium density development should be encouraged to locate near areas that already have the infrastructure and amenities to support it.*

**Future Land Use Map**



**Comments:** *Although not directly a part of the shared private driveway application, the proposed properties served by the proposed shared driveways appear consistent with the Future Land Use Map.*

**SURROUNDING PROPERTIES**

The surrounding properties are primarily residential uses with some natural/preservation uses, as noted below.

	North	East	South	West
<b>Surrounding Zoning</b>	<i>R-1 Single Family</i>	<i>RE Rural Estate</i>	<i>RE Rural Estate</i>	<i>n/a, RE Rural Estate</i>
<b>Surrounding Land Uses</b>	<i>Houses</i>	<i>Houses, woodlands</i>	<i>Nature preserve</i>	<i>Lake Shannon, houses</i>
<b>Future Land-Use Map</b>	<i>Medium Density Single Family Residential</i>	<i>Residential/Natural Resources Preservation</i>	<i>Residential/Natural Resources Preservation</i>	<i>Medium Density Single Family Residential</i>

## PRIVATE ROAD EXPANSION

Both of the proposed shared private driveways will have access from existing private roads. Expansion of private roads, whether in length or number of lots served, is limited for legally nonconforming roads.

The existing private roads have a maximum length of roughly 2,700 feet from Faussett to the cul-de-sac on Riverwalk and provide access for 33 lots (*and the property for proposed division*).

A new private road with a single access point could have a maximum length of 1,200 feet, including the length of any shared private driveways. The Township can allow a greater length, if a dry hydrant system is installed.

A new private road with a single access point could provide access for a maximum of 30 lots. The Township can reduce that number based on local conditions.

Limits are placed on the expansion of existing private roads, including physical extension of a private road, providing access to additional lots, or the addition of shared private driveways with access from the private road.

The private roads connect to Faussett with a boulevard road segment. Unfortunately, the Zoning Ordinance does not provide a definition of or guidance on “access point.”

Based on research by Planning and Zoning Administrator Nicholson, the existing private roads for Shannon Glen were approved with more lots than would have been allowed for a single access point, with the condition that the connection with Faussett be reconfigured as a boulevard for its entire length. The rationale being that a boulevard allows more than a single path for emergency vehicles to access the development.

Based on that previous approval, it appears that limitations for the expansion of legally nonconforming private roads, with respect to the number of lots served and the total length, would not apply in this case.

We are aware that the Fire Inspector has previously expressed concerns about these existing private roads providing access for additional lots. A recent review letter acknowledges installation of a dry hydrant on Faussett and requires any houses built as part of the land division have sprinkler systems installed.

**Comments:** *The Planning Commission should affirm the Fire Inspector’s condition that any houses have a sprinkler system, and that requirement should be recorded as a deed restriction.*

## SHARED PRIVATE DRIVEWAY APPROVAL PROCESS

The approval process for shared private driveways is outlined in §24.05 Shared Private Driveway and Access Easement Approval Requirements.

The Planning Commission holds a public hearing and provides a recommendation to the Township Board. The applicant may be directed to provide additional information deemed necessary to review the application.

An applicant must provide a site plan/engineering plan of the proposed shared private driveway and a maintenance agreement. A single maintenance agreement has been provided for the proposed shared private driveways.

**Comments:** *We defer comment on details of the maintenance agreement to the Township attorney but recommend a separate maintenance agreement for each of the proposed shared private driveways.*

## SHARED PRIVATE DRIVEWAY DESIGN STANDARDS

Design standards for shared private driveways are outlined in §24.06 Shared Private Driveway and Access Easement Design Standards of the Zoning Ordinance and are examined below. The Planning Commission may recommend approval of a modified shared private driveway design standard where it can be demonstrated that the modified standard meets safety and sound engineering requirements.

- A. Design of Shared Private Driveways.** A shared private driveway shall be designed and constructed consistent with the standards adopted herein and by the Livingston County Road Commission standards for public roads except the requirement for bituminous pavement as modified in this Article by Tyrone Township. In the event of conflict between standards, the higher standard, as determined by the Planning Commission, shall prevail. The design of a shared private driveway shall be subject to approval by the Township. When the developer of a proposed shared private driveway owns an additional access point for a lot along the adjacent public or private road, the additional access point shall be removed and the lot shall be accessed from the shared private driveway. This standard may be waived where it is determined that the access point does not have a negative impact on traffic or safety along the main road and that compliance would be a burden to the site, the resources on it, its configuration, and/or the property owners.

**Comments:** *To the best of our knowledge, there are no adjacent access points that should be removed. We defer further comment related to public road standards to the Township Engineer and the Road Commission.*

- B. Drainage.** Shared private driveways shall be designed and constructed in relation to existing land contours and other natural or man-made features to assist in providing controlled drainage for the shared private driveway in accordance with Township and County requirements. A drainage bypass culvert may be required where a shared private driveway intersects with a road. All other drainage improvements shall be required as determined necessary by the site drainage patterns and be consistent with established Township policy, the requirements of the Livingston County Road Commission and Drain Commissioner, and sound engineering practices.

**Comments:** *The proposed shared private driveways appear to be designed to generally follow the existing topography and in a manner that would allow for controlled drainage. We defer further comment related to drainage to the Township Engineer*

- C. Sight-Distance.** Shared private driveways shall be designed and constructed in relation to existing land contours and other natural or man-made features to provide safe and adequate vision for drivers using a shared private driveway access. A shared private driveway intersection with a road shall meet the sight distance requirements of the Livingston County Road Commission for driveways and road approaches. Other traffic safety improvements shall be required as determined necessary to be consistent with established Township policy, the requirements of the Livingston County Road Commission, and sound planning and engineering practices. If the area to be maintained in order to meet the sight distance requirement extends onto adjacent property, then easements shall be secured for the purposes of clearing and maintaining the area for compliance with this requirement. If easements cannot be secured, the access point will have to be relocated. Provisions for maintenance of areas required for sight-distance shall be included in the shared private driveway and access easement maintenance agreement (see Section 24.05.B).

*Comments: It appears that the proposed shared driveways generally follow the topography in a manner that provides adequate vision for drivers, including at intersections. We defer additional comment to the Township Engineer and Road Commission.*

- D. Minimum Easement Width.** The minimum width of the easement for a shared private driveway shall be sixty-six (66) feet.

*Comments: The access easements for both of the proposed private shared driveways are 66 feet wide.*

- E. Minimum Finished Surface Width.** The finished, load-bearing surface of a shared private driveway shall be not less than twenty (20) feet in width. Subject to the Township's approval, a shared private driveway may have a finished, loadbearing surface of not less than sixteen feet in width, plus two (2) load-bearing shoulders, each two (2) feet wide. Those shared private driveways served by hydrants shall have a finished, load-bearing surface of not less than twenty-six (26) feet. This width may be reduced to twenty (20) feet at the discretion of the Planning Commission provided that bump-outs, which are a minimum of twenty-six (26) feet in width, are provided at least once every 300 feet.

*Comments: As noted on Sheet 2, the proposed shared private driveways will be 20 feet wide. Dry hydrants are in the general area, but hydrants do not directly serve the proposed shared private driveways.*

- F. Shared Private Driveway Construction Materials.** The surface of a shared private driveway shall be constructed on a base of not less than six (6) inches of road gravel. The base shall be laid after removal of all unsuitable soil. Unsuitable soil shall be replaced with road gravel or other material as may be specified by the Township Engineer. The Township Engineer may also specify the installation of soil stabilization devices, sub-base, or underlying fabric and drainage facilities to better assure the long-term life of the shared private driveway.

*Comments: As noted on Sheets 3 and 4, the proposed shared private driveways will have 6 inches of sand subbase, 7 inches of 21AA gravel, and 3 inches of asphalt.*

- G. Maximum Length and Units.** Maximum length of a shared private driveway shall be one thousand, two hundred (1,200) feet with a maximum of four (4) lots or dwelling units served by the shared private driveway. The maximum length requirement may be extended upon the recommendation of the

Planning Commission and the approval of the Township Board. Shared private driveways that exceed the one thousand, two hundred (1,200) foot maximum length shall be required to install a dry hydrant system. The system shall be subject to the approval of the Township engineer and fire department with jurisdiction.

**Comments:** *Although not clearly labelled, both of the proposed shared private driveways appear to have a length of less than 1,200 feet from their connection with the existing private streets. The proposed eastern shared driveway could provide access for up to 4 lots, Lots 5, 6, 7, and 8. The proposed western shared driveway could provide access for up to 5 lots, Lots 1, 2, 3, 4, and 5. The plans should be revised to make it clear where Lot 5 will get access from, either the eastern shared private driveway or the Riverwalk cul-de-sac.*

- H. Turnarounds.** Any shared private driveway serving more than three (3) lots or dwelling units shall include a circular cul-de-sac turnaround or a “T” turnaround. The Planning Commission shall determine the type of turnaround required. Cul-de-sacs and “T” turnarounds shall be in accordance with these standards and LCRC geometric design requirements. This requirement may be waived if the shared private driveway is 150 feet or less in length.

**Comments:** *The proposed shared driveways are both shown with t/hammerhead turnarounds. At the proposed locations, this type of turn around appears to create less impact on the surrounding environment than a circular cul-de-sac would. The Planning Commission, with consideration of Township Engineer and Fire Inspector comments, should determine if those are appropriate turnarounds.*

- I. Circular Cul-De-Sac Turnaround Design.** When a circular cul-de-sac turnaround is required for installation by the Planning Commission, the turnaround shall be designed with a forty-five (45) foot radius if no internal landscape island is required or with a fifty-five (55) foot radius if a center landscaped island is required. Where required, the internal landscape island shall be located in the center of the turnaround and shall be twenty (20) feet in diameter. A larger turnaround may be required for commercial and industrial shared private driveways.

**Comments:** *The application does not call for a circular cul-de-sac turnaround. This standard would only apply if the Planning Commission determines a circular cul-de-sac turnaround is required.*

- J. “T” Turnaround Design.** When a “T” or “hammerhead” turnaround is required for installation by the Planning Commission, the turnaround shall provide perpendicular extensions from the main traveled surface of the shared private driveway to permit a vehicle to turn around. The extensions shall be not less than twenty (20) feet in width and extend from each side of the centerline of the easement for a distance of sixty (60) feet. A turning radius of twenty-eight (28) feet shall be provided from the traveled surface onto the turnaround. The surface and base materials of the “T” turnaround shall be the same as the surface and base materials of the shared private driveway.

**Comments:** *The proposed t/hammerhead turnarounds are consistent with the required dimensions outlined above and appear to be the same materials as the rest of the shared private driveway.*

- K. Intersection Design Standards.** Shared private driveways that intersect with existing or proposed private roads or public street rights-of-way should intersect at a ninety (90) degree angle. Where

constrained by environmental features, the Township Engineer may allow a reduced angle of intersection but in no case shall the angle be less than seventy (70) degrees.

**Comments:** *Though not labelled, both of the shared private driveways appear to intersect with the existing private roads at 90 degrees.*

- L. Intersection Offsets from Streets.** Proposed shared private driveway intersections with a public or private road shall align directly across from, or be offset by at least two hundred fifty (250) feet from existing intersections of public streets or private roads on the opposite side of the street, measured centerline to centerline. This standard may be reduced if approved by the Livingston County Road Commission and the Tyrone Township Board of Trustees, with recommendation from the Planning Commission.

**Comments:** *The proposed shared private driveways are more than 250 feet from existing intersections on the opposite side of the street.*

- M. Vertical Clearance.** In order to provide adequate access for emergency vehicles, fifteen (15) feet of overhead tree clearance shall be provided within the width of the finished surface.

**Comments:** *Notes on Sheets 3 and 4 confirm that a 15-foot vertical clearance will be maintained.*

- N. Signs.** Regulatory signs shall be positioned and installed in accordance with the Michigan Manual of Uniform Traffic Control Devices on all shared private driveways where such driveways intersect with public or private roads. All other signs within the shared private driveway easement shall be identified on the site plan and designed and placed in accordance with the Michigan Manual of Uniform Traffic Control Devices, unless the Planning Commission approves another type of design for consistency with the character of the development. Shared private driveways shall not be named and shall not have signs bearing street names.

**Comments:** *Construction note 33 on Sheet 1 confirms that all signs and pavement markings will be in compliance with the Manual on Uniform Traffic Control Devices. However, the plans do not show where any signs or pavement markings will be installed. We defer comment to the Township Engineer as to what traffic control signs would be appropriate.*

- O. Modifications of These Standards.** At the discretion of the Planning Commission and Township Board, the standards of this article may be modified. The Planning Commission and Township Board may determine that alternative design or construction materials will provide a shared private driveway of equal or superior quality. Further, the Planning Commission and Township Board shall have the authority to modify the review requirements in order to assure the requirements of the Township are considered in an appropriate forum and with the necessary level of professional design expertise.

**Comments:** *It does not appear that any modifications of the shared private driveway standards are requested as part of this application.*

- P. Compliance with AASHTO Standards.** Where no specific standard is provided in this Section, shared private driveway design plans shall meet the design criteria for local rural roads described in the most recent edition of the American Association of State Highway and Transportation Officials (AASHTO)

Manual "A Policy on Geometric Design for Highways and Streets." Minimum horizontal and vertical curve radii and stopping distances shall be determined using design standards in this AASHTO manual to provide minimum safe sight-distances, provided that the minimum horizontal curve shall be two-hundred and thirty (230) feet in radius.

**Comments:** *The proposed shared private driveways appear to be consistent with the AASHTO standards, but we defer additional comment to the Township Engineer.*

- Q. Conversion of Shared Private Driveway to Private Road.** Any proposal to modify the use of a shared private driveway so that the shared private driveway will serve the functional capacity of a private road...

**Comments:** *The application does not call for the conversion of a shared private driveway to a private road. This standard does not apply.*

- R. Setbacks and Structures.** Shared private driveways shall not be considered streets. However, on lots where the only means of access is a shared private driveway and there is no street frontage, the yard fronting on the shared private driveway shall be considered the front yard for zoning and setback purposes. On lots where the only means of access is a shared private driveway and there is street frontage, the lot shall be treated as a corner lot (i.e. a lot with two front yards) for zoning and setback purposes.

**Comments:** *The plans show front-yard setbacks for the proposed lots from the proposed shared private driveway access easements, as described above.*

- S. Adjacent Properties.** For shared private driveways built after the effective date of this amendment (April 30, 2008) and located on a property line, access to that shared private driveway is encouraged to be provided to the adjacent property. The developer or owner of the adjacent property shall petition the owner(s) of the shared private driveway(s) located on the adjacent property to request a forum to discuss and negotiate access to, and use of, the existing shared private driveway(s). However, where such access is granted and will exceed the maximum number of lots permitted on a shared private driveway, the shared private driveway shall be converted to a private road per paragraph P above.

**Comments:** *The proposed shared private driveways are not located along property lines. Lot 5 is adjacent to both of the proposed shared private driveways and has significant frontage along the Riverwalk cul-de-sac. If Lot 5 has access from the proposed western shared private driveway, it would be the fifth property with access, requiring the shared private driveway to be a private road.*

- T. Nonconforming Shared Private Driveways.** Nonconforming shared private driveways may be modified in conformance with the requirements in Section 24.04. Where necessary to accommodate shared private driveways versus private roads, the standards may be modified by the Township.

**Comments:** *The application does not call for modifying an existing nonconforming shared private driveway. This standard does not apply.*



## SUMMARY & COMMENTS

The proposed shared private driveway applications appear to be generally complete or would be with additional information outlined in this report.

As noted in the introduction, this review does not examine the proposed lots.

Potential conditions of approval or requests for additional information are outlined below.

- 1) *Planning Commission affirmation of the Fire Inspector's condition that any houses have a sprinkler system, and that requirement should be recorded as a deed restriction.*
- 2) *A separate maintenance agreement should be prepared for each shared private driveway and approved by the Township Attorney.*
- 3) *The access for Lot 5 should be clarified.*
- 4) *Planning Commission confirmation of the proposed T-shaped turnaround rather than a cul-de-sac.*
- 5) *Addition of information about traffic control devices (stop sign, etcera) should be added to the plans.*
- 6) *Confirmation of design standards by Township Engineer.*
- 7) *Approval of turnarounds and fire suppression by Fire Inspector.*

---



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



CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, AICP  
Executive Vice President

# COOPER RIESTERER *PLC*

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September 28, 2021

*Sent via email*

Ross Nicholson  
Planning & Zoning Administrator  
Tyrone Township  
8420 Runyan Lake Road  
Fenton, Michigan 48430

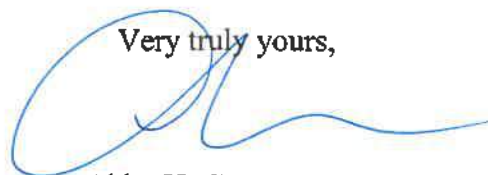
**Re: *DMN Property Holdings' Application for Shared Private Driveways and Land Division***

Dear Mr. Nicholson:

Per our discussion earlier today, I am writing to provide a status update of DMN Property Holdings' ("DMN") agreement with Shannon Glen Association to acknowledge DMN's ability to access DMN's property through Shannon Glen roads. The parties are currently drafting and working on settlement documents which the parties anticipate executing after the Township's approval of DMN's proposed shared driveways and land divisions since Township approval is a condition of the parties' agreement. Accordingly, DMN requests the Township consider approving the pending applications upon the condition of final approval of the Shannon Glen Association.

Should anyone have any questions on this matter, please don't hesitate to contact me.

Very truly yours,



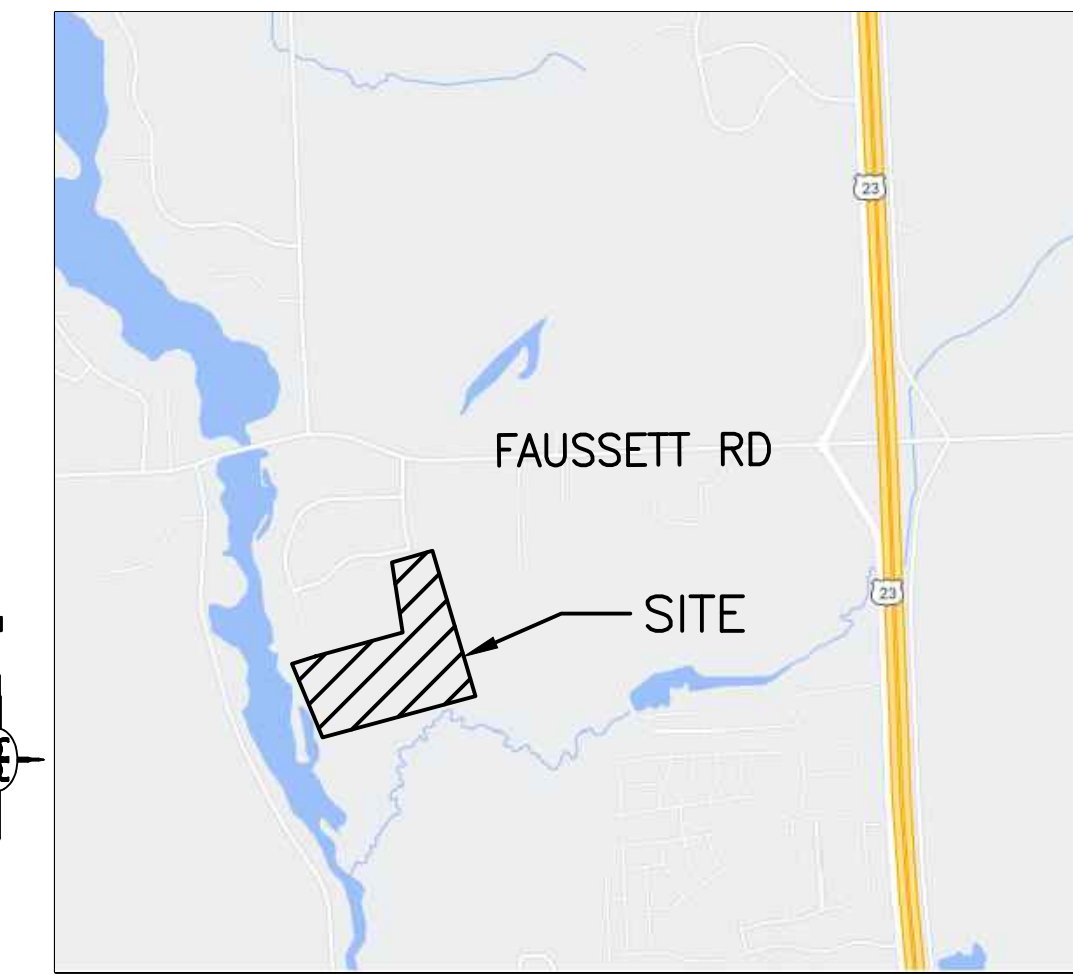
Abby H. Cooper, Esq.

Cc: David Bair  
Allen Philbrick, Esq.  
Shari Pollesch, Esq.

**PROPERTY DESCRIPTION:**

PARCEL #4704-32-100-010, PER WARRANTY DEED, DATED OCTOBER 28, 2020, AS RECORDED IN INSTRUMENT NO. 2020R-046927, LIVINGSTON COUNTY RECORDS:  
Part of the Northeast 1/4 of Section 31 and Part of the Northwest 1/4 of Section 32, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, more particularly described as follows: commencing at the Northwest corner of Section 32, said point also being the Northeast corner of Section 31; thence along the North line of Section 32, North 89 degrees 34 minutes 06 seconds East, 820.22 feet; thence North 00 degrees 25 minutes 54 seconds East 62.00 feet, thence along the centerline of Faussett Road (86 foot wide), South 80 degrees 38 minutes 38 seconds East 385.30 feet; thence along the North line of Section 32, North 89 degrees 34 minutes 06 seconds East, 119.07 feet (previously described as 119.10 feet); thence South 00 degrees 25 minutes 51 seconds East, 826.29 feet to the point of beginning of the parcel to be described; thence continuing South 00 degrees 25 minutes 51 seconds East, 1845.60 feet; thence South 89 degrees 52 minutes 12 seconds West, 1306.96 feet (previously described as 1306.98 feet), to the West 1/4 corner of Section 32, said point also being the East 1/4 corner of Section 31; thence along the East-West 1/4 line of said Section 31, South 89 degrees 52 minutes 12 seconds West, 212 feet, more or less to the water's edge of Lake Shannon; thence Northerly along the water's edge of Lake Shannon, 618 feet, more or less; thence continuing along the water's edge of Lake Shannon, Northerly, 177 feet, more or less, thence North 58 degrees 52 minutes 21 seconds East, 35 feet, more or less, to traverse point "C"; said point being North 31 degrees 14 minutes 32 seconds West, 169.05 feet from traverse point "C-1", said point also being North 23 degrees 26 minutes 30 seconds West, 818.85 feet (previously described as North 23 degrees 16 minutes 40 seconds West, 816.41 feet) from the East 1/4 corner of Section 31; thence continuing from traverse point "C", North 58 degrees 52 minutes 21 seconds East, 328.10 feet; thence along the cul-de-sac of Riverwalk Way along the following two (2) courses: 1) South 31 degrees 07 minutes 39 seconds East, 56.48 feet; 2) Southeasterly along an arc left, having a length of 103.64 feet, a radius of 75.00 feet, a central angle of 79 degrees 10 minutes 16 seconds, and a long chord which bears South 70 degrees 42 minutes 47 seconds East, 95.59 feet; thence continuing along the cul-de-sac the following two (2) courses: 1) Northerly along an arc left, having a length of 224.73 feet, a radius of 75.00 feet, a central angle of 171 degrees 40 minutes 53 seconds, and a long chord which bears North 16 degrees 08 minutes 21 seconds West, 149.61 feet; 2) Northwesterly along an arc right, having a length of 50.00 feet, a radius of 50.00 feet, a central angle of 70 degrees 51 minutes 09 seconds, and a long chord which bears North 66 degrees 19 seconds West, 57.97 feet; thence North 84 degrees 03 minutes 13 seconds East, 343.26 feet; thence due East, 130.00 feet; thence North 28 degrees 10 minutes 35 seconds East, 422.09 feet; thence North 00 degrees 25 minutes 54 seconds East, 247.84 feet; thence Easterly along an arc left, having a length of 151.46 feet, a radius of 1045.00 feet, a central angle of 08 degrees 18 minutes 15 seconds, and a long chord which bears North 82 degrees 30 minutes 54 seconds East, 151.33 feet; thence North 78 degrees 21 minutes 46 seconds East, 76.16 feet; thence Southerly along an arc right, having a length of 12.57 feet, a radius of 8.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a long chord which bears South 56 degrees 38 minutes 14 seconds East, 11.31 feet; thence South 11 degrees 38 minutes 14 seconds East, 10.00 feet; thence North 78 degrees 21 minutes 46 seconds East, 90.00 feet; thence North 11 degrees 38 minutes 14 seconds West, 38.92 feet; thence South 89 degrees 52 minutes 06 seconds East 356.69 feet to the point of beginning.

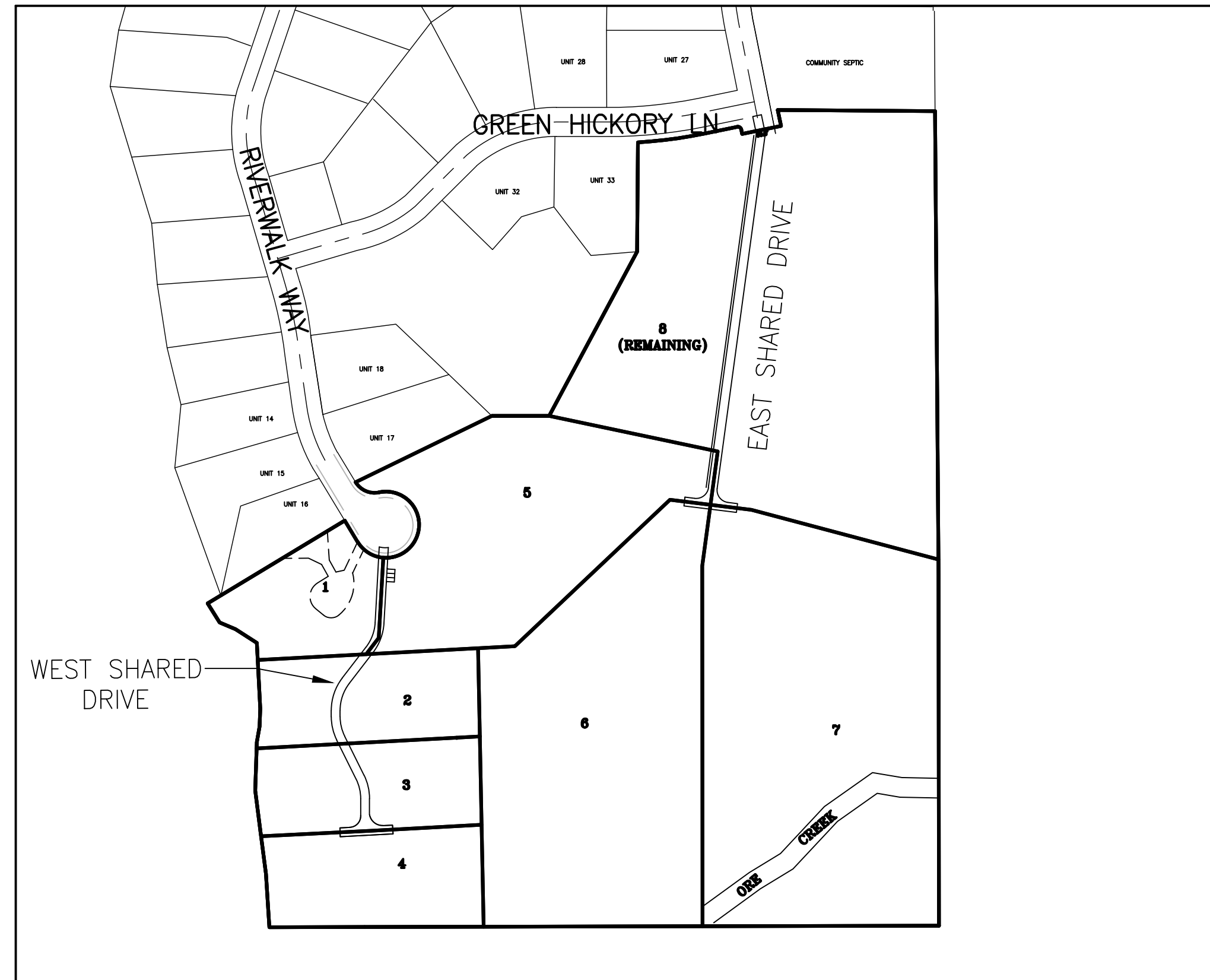
**CONSTRUCTION PLANS  
FOR  
DMN PROPERTIES LLC  
NE 1/4 SECTION 31 & W 1/4 SECTION 32  
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MI**



**LOCATION MAP**  
NO SCALE

**CONSTRUCTION NOTES**

- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
  - DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
  - IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TRUCK.
  - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
  - PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
  - ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
  - ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
  - THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
  - THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
  - THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
  - THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
  - THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
  - ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  - NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
  - DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
  - IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
  - NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
  - ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDS AS SPECIFIED OR DIRECTED BY THE ENGINEER.
  - ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
  - TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
  - ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
  - AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
  - ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
  - NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
  - ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
  - SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
  - ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.



**OVERALL SITE MAP**  
NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SHARED DRIVE SITE PLAN
3	EAST SHARED DRIVE PLAN
4	WEST SHARED DRIVE PLAN

PREPARED FOR:

DMN PROPERTIES LLC  
4404 SUNNY LAKE DR  
HARTLAND, MI 48353  
CONTACT: DAVE BAIR  
PHONE: 810-333-1268

PREPARED BY:

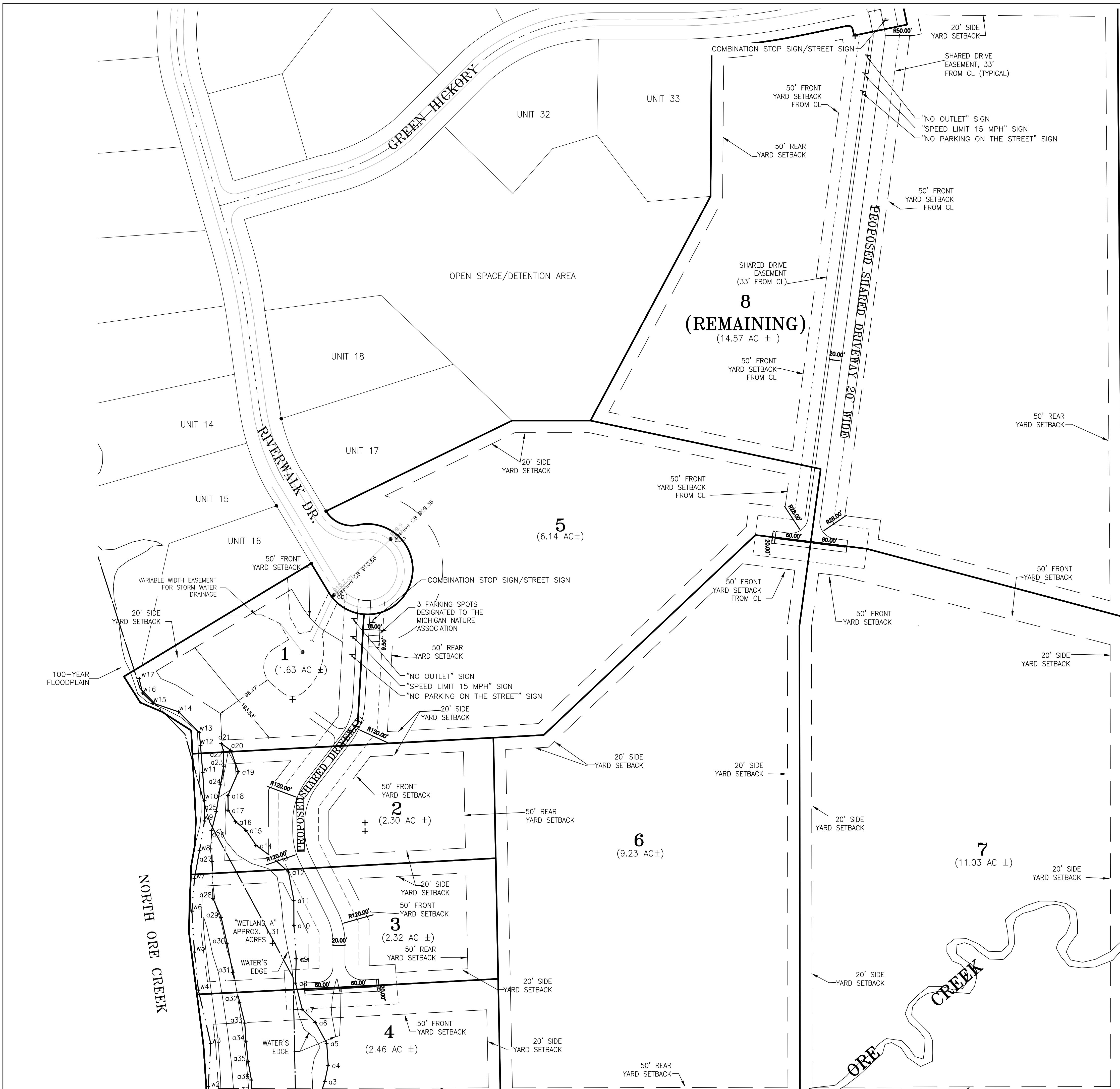
**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

**INDEMNIFICATION STATEMENT**

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

				<b>1</b>	
1	MJD	BL	TRAFFIC CONTROL SIGNS	09/29/21	ISSUE DATE: 01/29/21
	NO	BY	CK	REVISION	DATE

JOB NO: 20-012



**LEGEND**

<b>PROPOSED (PR)</b>	<b>EXISTING (EX)</b>	<b>CONTOUR</b>
000 T/C XXXXXX	+922.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
T/A	T/A	FINISHED GRADE ELEVATION
RIM	RIM	TOP OF ASPHALT
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
ES	ES	MANHOLE STRUCTURE
UP	UP	END-SECTION
ST	ST	UTILITY POLE
OH	OH	STORM SEWER
OH	OH	OVERHEAD WIRE
ST	ST	SILT FENCE
ST	ST	WETLAND BOUNDARY
ST	ST	LIMITS OF GRADING/CLEARING
ST	ST	INLET / CATCHBASIN
ST	ST	FLARED END-SECTION
ST	ST	STORM SEWER LABEL
ST	ST	SOIL EROSION CONTROL MEASURE
ST	ST	(P=PERMANENT, T=TEMPORARY)
ST	ST	ASPHALT

FEMA FLOOD MAP NUMBER 26093C0225D

- NOTE:
1. PARCEL 5 SHALL HAVE DRIVEWAY ACCESS FROM THE EAST SHARED DRIVE.
  2. ALL TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE CURRENT "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MMUTCD).

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONFLICTS ARE FOUND. IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

**BEBOSS**  
Engineering  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
1-800-447-7171  
www.beboss.com

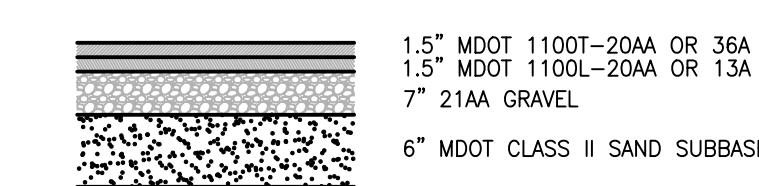
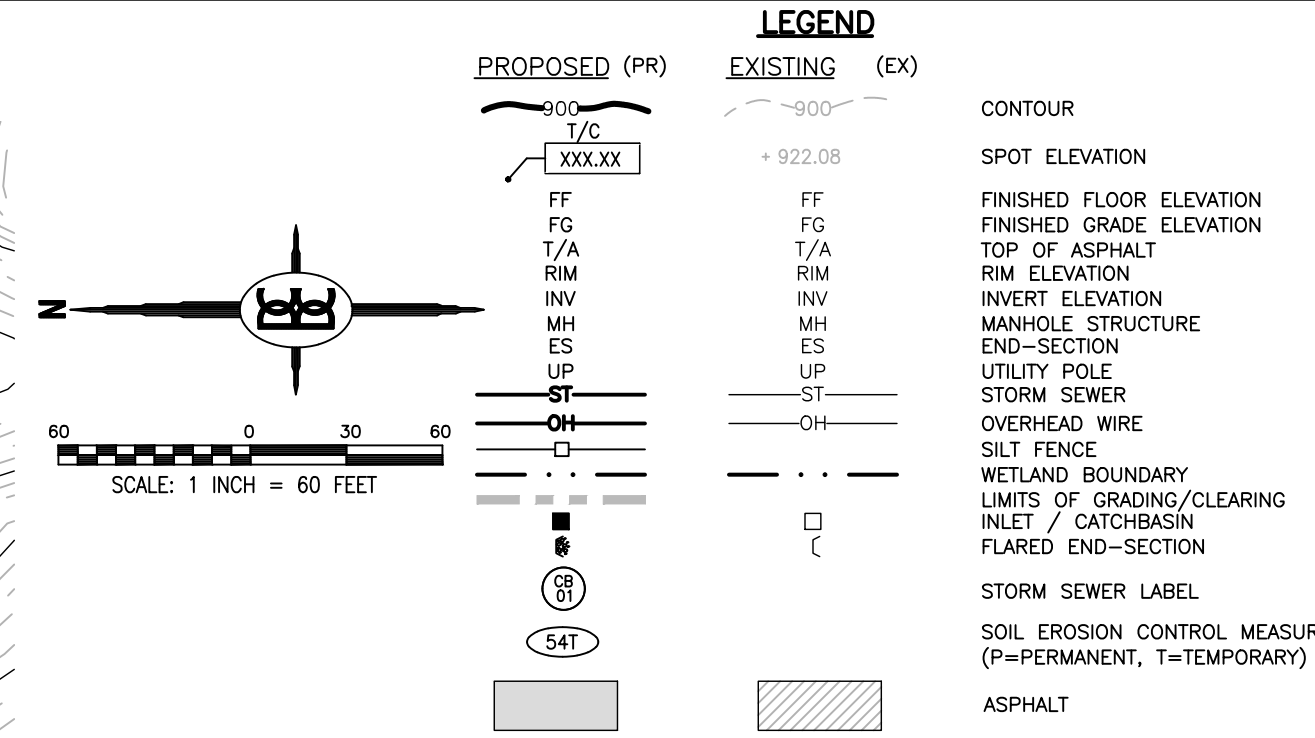
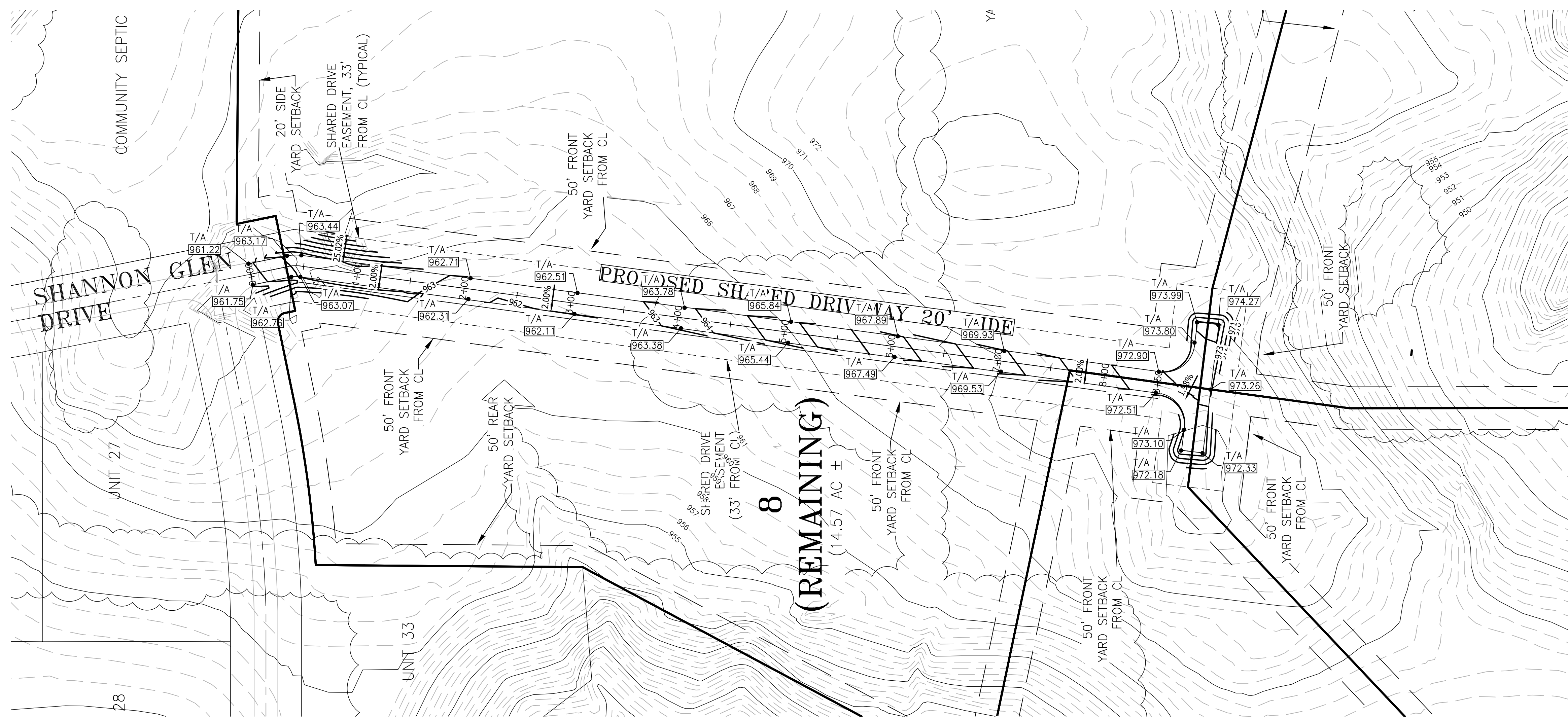
**DMN PROPERTIES SHARED DRIVES**

PREPARED FOR:  
DMN PROPERTIES  
4404 SUNNY LAKE DRIVE  
HARTLAND, MI 48333  
810-333-1268

TITLE:  
**SHARED DRIVE SITE PLAN**

DESIGNED BY:	JA
DRAWN BY:	
CHECKED BY:	
SCALE:	1" = 80'
JOB NO:	20-012
DATE:	01/29/21
SHEET NO.	2





NOTE: 15 FEET OF VERTICAL CLEARANCE WILL BE PROVIDED AND MAINTAINED OVER THE SHARED DRIVES.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONFLICTS ARE FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

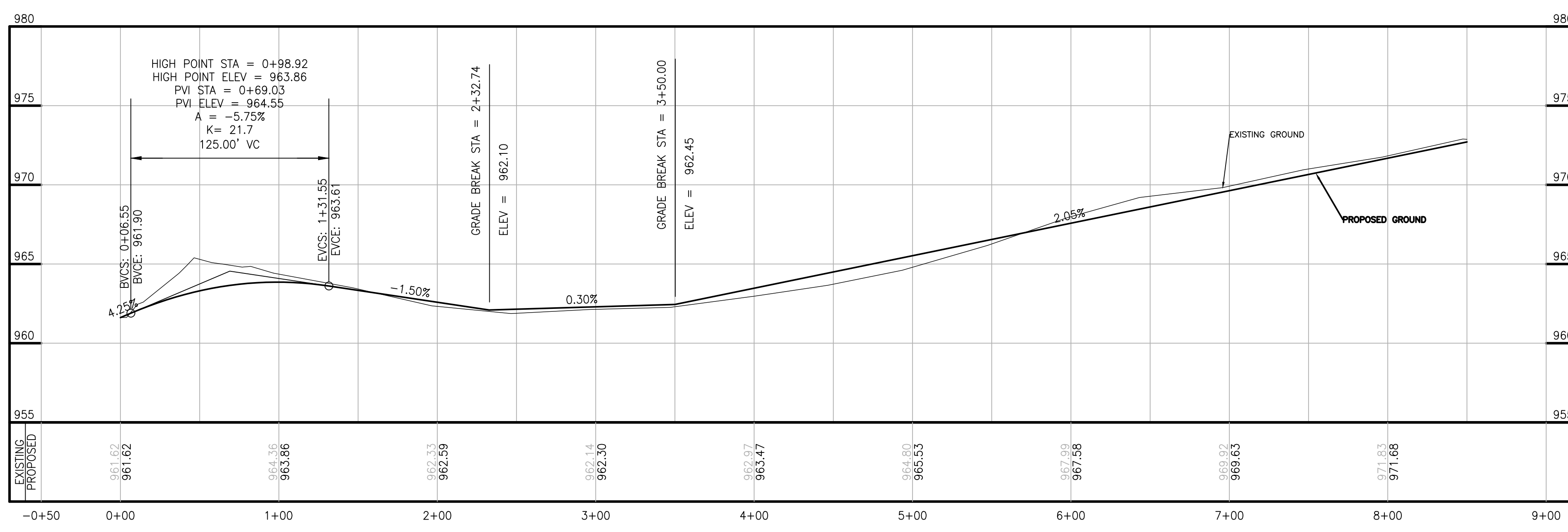
BEBOSS ENGINEERING, INC.  
CALL MSS DIG  
1-800-462-7171  
www.beboss.com

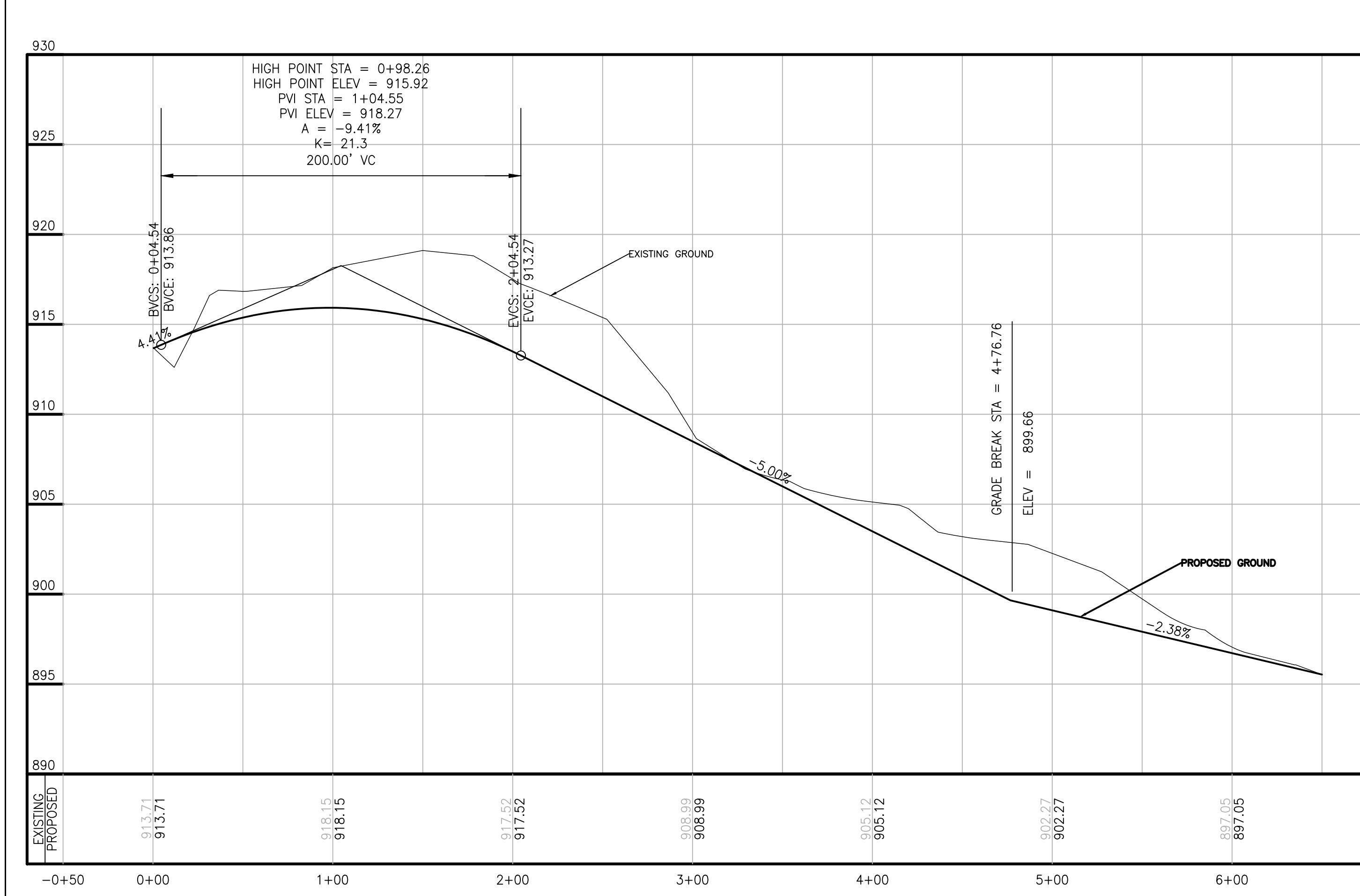
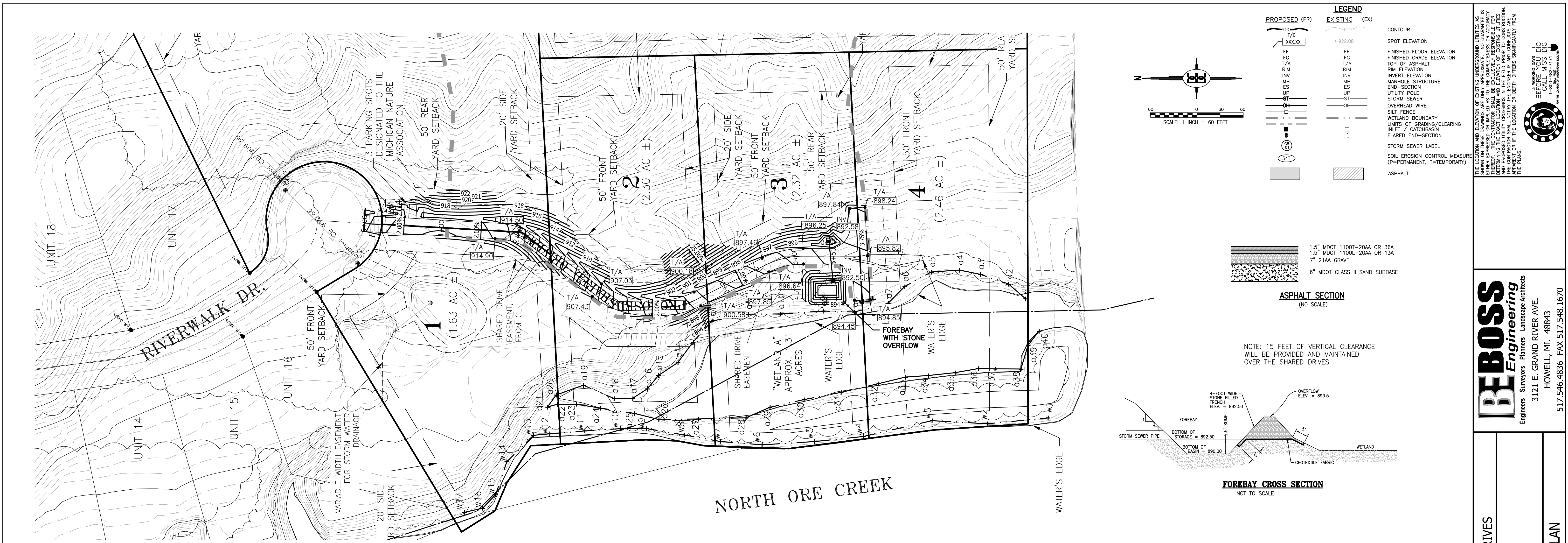
**BEBOSS**  
Engineering  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

PROJECT: DMN PROPERTIES SHARED DRIVES  
PREPARED FOR: DMN PROPERTIES  
4404 SUNNY LAKE DRIVE  
HARTLAND, MI 48333  
810-333-1268

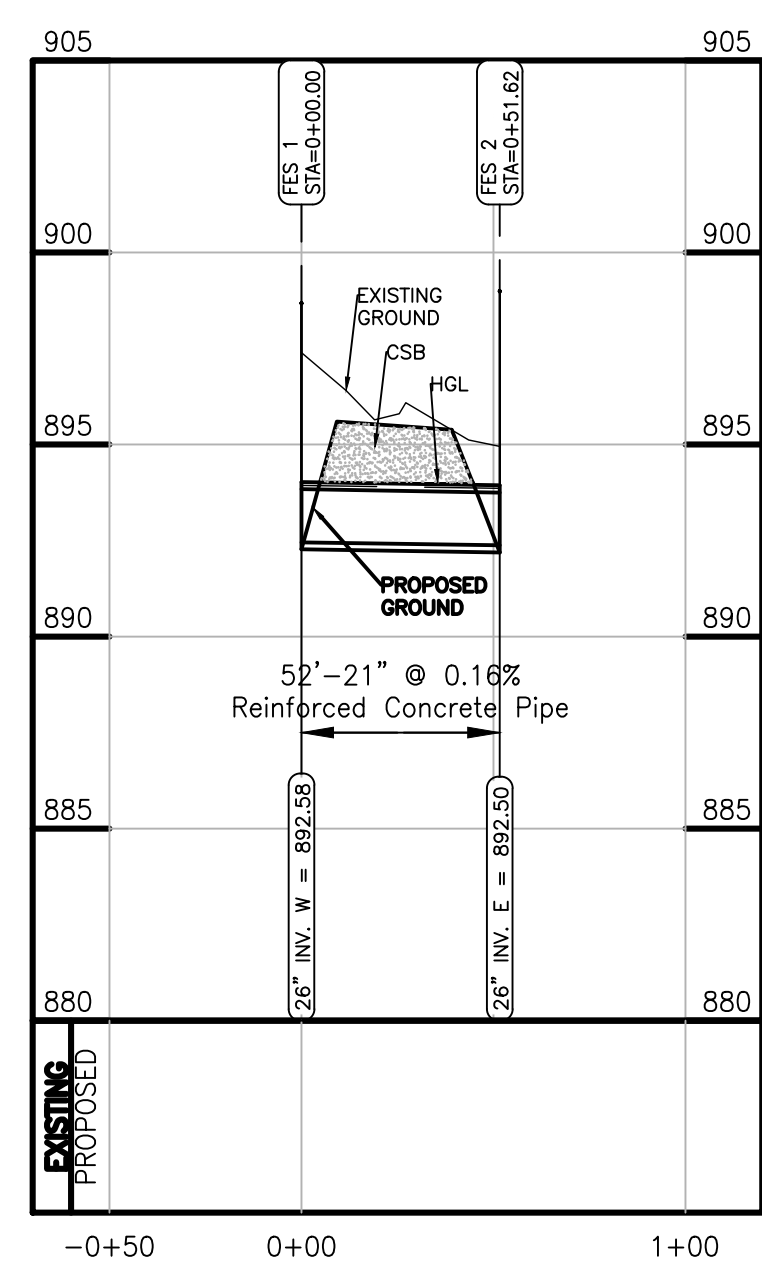
DESIGNED BY:	JA
DRAWN BY:	PG
CHECKED BY:	ST
SCALE:	1" = 60'
JOB NO:	20-012
DATE:	01/29/21
SHEET NO.	3
TRAFFIC CONTROL DEVICES	09/29/21
REVISION PER	DATE
NO BY	

BEBOSS Engineering





FROM	TO	ACRES	AREA IMPERV	AREA PERV	RUNOFF COEFF	EQUIV. AREA A * C	INTEN-SITY I	TIME OF CONC. Tc	ADD'L RUNOFF Q	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC SLOPE %	ACTUAL SLOPE USED	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	INVERT UPPER END	INVERT LOWER END
FES 1	FES 2	7.13	0.33	6.8	0.23	1.657	4.38	15.00	7.25	51.62	21	3.43	0.27%	0.16%	6.36	2.64	0.33	894.04	893.90	892.58	892.58	892.50



**LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS**

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
0.87	0.9	0.61
0.00	0.7	0.00
6.46	0.2	1.29

COMPOUND C: 0.27  
TOTAL DRAINAGE AREA: 7.14 ACRES

K1 = AxC (Design Constant) 1.9278  
Qs = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) 0.714 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x A x C	OUTFLOW DURATION x Qs	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	5301	214	5087
10	600	7.86	4714	9088	428	8660
15	900	6.88	6188	11928	643	11286
20	1200	6.11	7333	14137	857	13280
30	1800	5.00	9000	17350	1285	16065
60	3600	3.24	11647	22453	2570	19883
90	5400	2.39	12913	24894	3856	21038
120	7200	1.90	13655	26324	5141	21184
180	10800	1.34	14488	27930	7711	20218

REQUIRED 100 YEAR DETENTION VOLUME = 21184 CF

**FOREBAY VOLUME**  
V(F) = 5% OF THE 100-YEAR STORM VOLUME BASED ON THE AREA TRIBUTARY TO THE INLET

V(F) = (0.05)(V100)  
V(F) = 1059 CF

**FOREBAY STORAGE VOLUME REQUIRED:** 1059 CF

**FOREBAY STORAGE VOLUME PROVIDED:**

ELEV	AREA	VOLUME	CUMMULATIVE VOLUME
894	1737	810	1892
893.5	1503	697	1778
893	1283	590	1082
892.5	1078	491	491
892	887		
891	559		SUMP
890	303		SUMP

**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

PROJECT: DMN PROPERTIES SHARED DRIVES  
PREPARED FOR: DMN PROPERTIES  
4404 SUNNY LAKE DRIVE  
HARTLAND, MI 48333  
810-333-1268

TITLE: WEST SHARED DRIVE PLAN

NO	BY	DATE	REVISION PER
1	IMD	09/29/21	TRAFFIC CONTROL DEVICES

DESIGNED BY: JA  
DRAWN BY:  
CHECKED BY:  
SCALE: 1" = 60'  
JOB NO: 20-012  
DATE: 01/29/21  
SHEET NO. 4

## **SHARED PRIVATE DRIVEWAY OFF SHANNON GLEN DRIVE MAINTENANCE AGREEMENT**

This Agreement for the maintenance and repair of that certain private road easement, the legal description and/or plat of which is set forth in legal description attached hereto and made apart hereof, is entered into by the current landowner (hereinafter referred to as "LANDOWNER") for the benefit of future Lot Owners who will use the private road easement (hereinafter referred to as "LOT OWNERS", which shall include the LANDOWNER to the extent he/she retains any ownership interest in any lot or lots.).

WHEREAS, Landowner is the owner of certain real property being divided and developed as that will use and enjoy the benefit of said road easement. A complete legal description of said real property is attached and incorporated by reference. Said real property is hereinafter referred to as the Property: and,

WHEREAS, it is mutual desire of the parties hereto that said private road easement be maintained in a safe and usable condition by the Lot Owners; and,

WHEREAS, it is the mutual desire of the parties hereto to establish a method for the maintenance and repair of said private road easement and for the apportionment of the expense of such maintenance and repair among existing and future Lot Owners; and,

WHEREAS, it is the mutual intention of the parties that this Agreement constitute a covenant running with the land, binding upon each successive Lot Owners of all or any portion of the property;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. The property is benefited by this Agreement, and present and successive Lot Owners of all or any portion of the Property are expressly bound hereby for the benefit of the land.,
2. The cost and expense of maintaining the private road easement shall be divided equally among the subdivided parcels created in the division and indicated on the attached legal description and paid by the Lot Owners or the heirs, assigns and successors in interest of each such owner of the Parcels indicated.
3. In the event any of the herein described parcels of land are divided further, the Lot Owners, heirs, assigns and successors in interest of each such newly created parcel shall be liable under this Agreement for their then pro rata share of expenses and such pro rata shares of expenses shall be computed to reflect such newly created parcels.
4. The repairs and maintenance to be performed under this Assignment shall be limited to the following, unless the consent for additional work is agreed to by a majority vote of the Lot Owners owning 100% of the number of parcels, including divisions thereof as described in paragraph 3 above:

- Reasonable and normal road improvement and maintenance work to adequately maintain said private road easement and related drainage facilities to permit all weather access. Repairs and maintenance under this Agreement shall include, but is not limited to, filling of holes, repairing cracks, repairing, and resurfacing of roadbeds, repairing and maintaining drainage structures, removing debris, maintaining any signs, markers, striping and lighting, if any, and other work reasonably necessary or proper to repair and preserve the easement for all weather road purposes.

5. Any extraordinary repair required to correct damage to said road easement that results from action taken or contracted for by parties hereto or their successors in interests shall be paid for by the party taking action or party contracting for work which caused the necessity for the extraordinary repair. The repair shall be such as to restore the road easement to the condition existing prior to said damage.

IN WITNESS WHEREOF, the parties have executed this Agreement on this \_\_\_\_\_ day of

\_\_\_\_\_.

\_\_\_\_\_  
Land Owner

\_\_\_\_\_  
Land Owner



## **SHARED PRIVATE DRIVEWAY OFF RIVERWALKWAY MAINTENANCE AGREEMENT**

This Agreement for the maintenance and repair of that certain private road easement, the legal description and/or plat of which is set forth in legal description attached hereto and made apart hereof, is entered into by the current landowner (hereinafter referred to as "LANDOWNER") for the benefit of future Lot Owners who will use the private road easement (hereinafter referred to as "LOT OWNERS", which shall include the LANDOWNER to the extent he/she retains any ownership interest in any lot or lots.).

WHEREAS, Landowner is the owner of certain real property being divided and developed as that will use and enjoy the benefit of said road easement. A complete legal description of said real property is attached and incorporated by reference. Said real property is hereinafter referred to as the Property: and,

WHEREAS, it is mutual desire of the parties hereto that said private road easement be maintained in a safe and usable condition by the Lot Owners; and,

WHEREAS, it is the mutual desire of the parties hereto to establish a method for the maintenance and repair of said private road easement and for the apportionment of the expense of such maintenance and repair among existing and future Lot Owners; and,

WHEREAS, it is the mutual intention of the parties that this Agreement constitute a covenant running with the land, binding upon each successive Lot Owners of all or any portion of the property;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. The property is benefited by this Agreement, and present and successive Lot Owners of all or any portion of the Property are expressly bound hereby for the benefit of the land.,
2. The cost and expense of maintaining the private road easement shall be divided equally among the subdivided parcels created in the division and indicated on the attached legal description and paid by the Lot Owners or the heirs, assigns and successors in interest of each such owner of the Parcels indicated.
3. In the event any of the herein described parcels of land are divided further, the Lot Owners, heirs, assigns and successors in interest of each such newly created parcel shall be liable under this Agreement for their then pro rata share of expenses and such pro rata shares of expenses shall be computed to reflect such newly created parcels.
4. The repairs and maintenance to be performed under this Assignment shall be limited to the following, unless the consent for additional work is agreed to by a majority vote of the Lot Owners owning 100% of the number of parcels, including divisions thereof as described in paragraph 3 above:

- Reasonable and normal road improvement and maintenance work to adequately maintain said private road easement and related drainage facilities to permit all weather access. Repairs and maintenance under this Agreement shall include, but is not limited to, filling of holes, repairing cracks, repairing, and resurfacing of roadbeds, repairing and maintaining drainage structures, removing debris, maintaining any signs, markers, striping and lighting, if any, and other work reasonably necessary or proper to repair and preserve the easement for all weather road purposes.

5. Any extraordinary repair required to correct damage to said road easement that results from action taken or contracted for by parties hereto or their successors in interests shall be paid for by the party taking action or party contracting for work which caused the necessity for the extraordinary repair. The repair shall be such as to restore the road easement to the condition existing prior to said damage.

IN WITNESS WHEREOF, the parties have executed this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Land Owner

\_\_\_\_\_  
Land Owner

## **DECLARATION OF RESTRICTIVE COVENANT**

These Covenants are hereby made on the date set forth below, by DMN Property Holdings, LLC, whose address is: 4404 Sunny Lake Drive, Highland MI 48353 (“Developer”)

### **Recitals**

- The Developer is the title holder of certain real property located in Tyrone Township, Livingston County, Michigan, described on the attached Exhibit A and identified as Parcel 5 (“Premises”) on the Survey and prepared by Boss Engineering, Job No. 20-012-1 (“Survey”) and recorded with the Livingston County Register of Deeds as Document Number \_\_\_\_\_; and
- The Developer has split and is developing the Premises and the surrounding properties as identified on the Survey through the establishment of certain shared driveways and wishes to record the following restriction to govern the future access of the Premises.

In consideration of the Recitals, the Developer hereby establishes against the Premises, the following covenants and restrictions:

1. Driveway access to the subject property shall be from the shared driveway located along the eastern boundary of the Premises which connects to Shannon Glen Drive and shall not be through direct or shared driveway access to Riverwalk Way.
2. The requirements of access by way of Shannon Glen Drive shall apply even if the shared driveway is converted to a private road.
3. The provisions of this Agreement are a condition of the approval of Tyrone Township to the proposed land divisions by Developer. The Agreement shall be enforceable by any owner of any parcel adjacent to the Premises, the Developer and its successors so long as Developers or their successors own a lot in the Premises, and Tyrone Township.
4. The provisions of this Agreement are made for the benefit of Tyrone Township, Developer, and the owners of parcels adjacent to the Premises and shall run with the land and be binding on successive owners of the Premises.
5. These restrictions are effective upon execution hereof.

**DEVELOPER:**

DMN Property Holdings, LLC

\_\_\_\_\_  
David M. Bair, Member

STATE OF MICHIGAN     )

COUNTY OF LIVINGSTON) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021 before me personally appeared, David Bair, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

Drafted By and When Recorded Return To :

Abby H. Cooper, Cooper & Riesterer, PLC, 7900 Grand River Rd., Brighton, MI 48114 (810) 227-3103

## Exhibit A

Land situated in the Township of Tyrone, County of Livingston, State of Michigan, more particularly described as follows:

### PARCEL 5

Part of the Northeast 1/4 of Section 31 and the Northwest 1/4 of Section 32, T4N-R6E, Tyrone Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of Section 32, said point also being the Northeast Corner of Section 31; thence along the North line of Section 32, N 89°34'06" E, 820.22 feet; thence N 00°25'54" E, 62.00 feet; thence along the centerline of Faussett Road (66 foot wide Right of Way), S 80°39'36" E, 365.30 feet; thence along the North line of Section 32, N 89°34'06" E, 119.07 feet; thence along the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 826.29 feet; thence continuing along the extension of the East line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187, S 00°25'51" E, 1015.83 feet; thence N 75°08'06" W, 438.63 feet; thence N 82°57'58" W, 93.40 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing N 82°57'58" W, 92.60 feet; thence S 46°37'52" W, 483.22 feet; thence S 86°57'36" W, 337.56 feet; thence N 37°37'00" E, 46.58 feet; thence N 03°16'09" E, 181.65 feet; thence along the Southerly line of "SHANNON GLEN", Livingston County Condominium Subdivision Plan No. 187 the following four (4) courses: 1) Northerly along an arc left, having a length of 257.23 feet, a radius of 75.00 feet, a central angle of 196°30'28", and a long chord which bears N 03°43'33" W, 148.45 feet; 2) Northwesterly along an arc right, having a length of 61.83 feet, a radius of 50.00 feet, a central angle of 70°51'09", and a long chord which bears N 66°33'13" W, 57.97 feet; 3) N 64°03'13" E, 343.26 feet; 4) due East, 130.00 feet; thence S 78°07'38" E, 390.39 feet; thence S 07°43'11" W, 122.03 feet, to the POINT OF BEGINNING, containing 6.14 acres, more or less, and subject to the rights of the public over the existing Riverwalk Drive and Shannon Glen Drive. Also subject to and including the use of a Shared Drive Easement 'A', as described below. Also subject to and including the use of a Shared Drive Easement 'B', as described below. Also subject to any other easements or restrictions of record.

# **NEW BUSINESS #3**

Settlement agreement request.

## **SETTLEMENT AGREEMENT**

### **RECITALS:**

1. Mark and Molly Betley (“the Betleys”) are owners of 10466 Runyan Lake Road, Fenton, MI (“the property”).
2. The Betleys have submitted plans to and seek a land use permit from Tyrone Township (“the Township”) to construct a single family residence on the property.
3. That the Betleys and Township (collectively “the parties”) including the Township’s Planning Commission and Zoning Board of Appeals, have had multiple discussions and meetings wherein the parties have heard and considered the concerns of the parties and an agreement has been reached between the parties, the terms of which are set forth below, as to the construction of a home on the property.

### **TERMS OF AGREEMENT:**

1. The Betleys agree to construct a single family home on the property consistent with the plot plan they initially submitted to the Township on or about January 2020.
2. That the setbacks for the construction of the proposed residence, as it relates to the shoreline of Runyan Lake shall be 122.78 feet as to the south side of the residence and 137.35 feet to the north side from the edge of the main floor deck. The deck for the residence shall be at the same elevation as the main floor ranch level. The deck shall be 14 feet in length thereby making the south side of the residence 136.78 feet from the shoreline and 151.35 feet from the north side of the shoreline.
3. The Township hereby agrees to process and issue, through its zoning administrator, a land use permit for the Betleys to construct their proposed residence in accordance with the plot plan the Betleys previously submitted to the Township and with the setbacks set forth in the immediately preceding paragraph of this Agreement upon:
  - a. Betley submitting a site plan depicting his proposed new structure at the set-backs established by this agreement;
  - b. Submission of building plans to the County and Tyrone Township;
  - c. Erection of the construction fence as required by the Tyrone Township Planning Commission;
  - d. Establish the escrow account required for the demolition of the existing structure;

4. The Betleys agree to demolish the existing structure on the property within 3 months of the issuance of a certificate of occupancy for the new construction. The 3 month period may be extended up to an additional 3 months upon Betley providing proof that he hired a demolition contractor within 2 weeks of the issuance of the certificate of occupancy but the demolition contractor cannot complete the demolition within the initial 3 month period.
5. The Betleys hereby agree, as it relates to the primary structure on the property, to refrain from requesting any variances from the Township.
6. The Betleys agree to follow all applicable ordinance requirements not inconsistent with the terms of this agreement.

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Mark Betley

\_\_\_\_\_  
Date

\_\_\_\_\_  
Molly Betley

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tyrone Township Official (print name)



# **NEW BUSINESS #4**

Appointment to Planning Commission.

**PLANNING COMMISSION** (3 year term)  
*Revised Sept. 7, 2021*

	<b><i>Term Began:</i></b>	<b><i>Term Expires:</i></b>
<b>Richard Erickson</b> <i>Chairman</i>	5/7/19 9/1/19	8/31/19 8/31/22
<b>Kurt Schulze</b> <i>Board Ex-officio Vice-Chairman</i>	07/19/16 08/20/19 11/20/20	08/31/19 11/19/20 11/19/24
<b>Jon Ward</b> <i>Secretary</i>	09/1/20	08/31/23
<b>Vacant</b> <i>Commissioner</i>	8/20/19	<b>08/31/22</b>
<b>Garrett Ladd</b> <i>Commissioner</i>	09/07/21	08/31/24
<b>Steve Krause</b> <i>Commissioner</i>	10/06/20 09/07/21	08/31/21 08/31/24
<b>Bill Wood</b> <i>Commissioner</i>	12/17/13 09/01/14 09/01/17 08/31/20	08/31/14 08/31/17 09/31/20 09/01/23