

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MARCH 6, 2018**

CALL TO ORDER

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on March 6, 2018 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL

Present: Supervisor Mike Cunningham, Treasurer Jennifer Eden, Clerk Marcella Husted, Trustees Soren Pedersen, and David Walker. Absent: Trustee Al Pool and Chuck Schultz.

PUBLIC HEARING

The purpose of the public hearing is to review the proposed 2018-2019 Fiscal Year Township Budget. The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing. Supervisor Cunningham opened the public hearing at 7:00 pm. and presented the budget. No comments were made from the audience. The Supervisor closed the public hearing at 7:20 and reopened the regular meeting.

APPROVAL OF AGENDA – OR CHANGES

Trustee Walker moved to approve the agenda as amended. (Treasurer Eden seconded.) The motion carried; all ayes.

The amendments were as follows:

Added New Business #6 Request to write off an uncollectible fire run charge.

Added New Business #7 Request for the Deputy Treasurer to attend the 2018 MMTA Institute.

APPROVAL OF CONSENT AGENDA

**Regular Board Meeting Minutes – February 20, 2018
Clerk's Warrants and Bills**

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

COMMUNICATIONS

- 1. Planning Commission Meeting Synopsis- February 13, 2018.**
- 2. Planning Commission Approved Meeting & Public Hearing Minutes- December 12, 2017.**
- 3. Hartland Senior Activity Center 2017 Annual Report.**
- 4. Livingston County Wastewater Advisory Committee Meeting Minutes- January 16, 2018.**
- 5. Livingston County Sheriff's Report- January 2018.**
- 6. Tyrone Township Fire Run Report- January 2018**

Trustee Walker moved to receive and place on file Communication #1-6 as presented. (Trustee Pedersen seconded.) The motion carried; all ayes.

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PUBLIC REMARKS

State Representative Hank Vaupel introduced himself to the audience.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. **Resolution to establish policies and fees for REU connection fees under deferral payments.**

RESOLUTION #180301
TYRONE TOWNSHIP, LIVINGSTON COUNTY

RESOLUTION ESTABLISHING POLICIES AND FEES
FOR (REU) CONNECTION FEE UNDER DEFERRAL PAYMENTS

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 requires a property owner to pay a connection fee to connect to available municipal sewer system;

WHEREAS, the connection fee is based upon the appropriate number of REU's (residential equivalent unit) for the designated use at the rate per REU established by Tyrone Township;

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 provides that the entire connection fee is due upon connection;

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 authorizes Tyrone Township to grant a deferral in the payment of the connection fee;

WHEREAS, Tyrone Township Sewer Use and Rate Ordinance No. 43, Section 17 provides that the Township Board establish policies to recover costs and expenses incurred in the course of a deferral payment for purchase of additional REU's by establishing the deferral period and interest rate on the deferred payment;

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

Hardship Deferment.

Upon receipt of evidence of hardship, the Township of Tyrone may defer partial or total payment of a sewer tap fee.

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Hardship.

Includes, but is not limited to, those persons who reasonably are unable to pay all or part of the sewer connection or tap fee by reason of permanent unemployment, substandard income, substandard fixed income, extraordinary financial obligations on the part of the person applying for said deferment or extraordinary illness on the part of the person or a member of the family of the party applying for the deferment.

No deferment or partial payment for a connection or tap fee shall be made until such time as the Township receives written evidence of said hardship, and/or other evidence as may be requested by the Township from time to time.

Hardship deferment may be granted if:

1. Capacity for the sewer system must be available.
2. Additional REU's will be determined by the Equivalent User Table established in the Sewer Use & Rate Ordinance #43.
3. In addition to the basic permit fee, applicants shall pay the costs and expenses for an REU at the approved current rate per REU including the following terms and conditions as stated:
 - (a) 20% down payment;
 - (b) Short Term secured loan of 5 years maximum;
 - (c) Interest Rate of 5.5% or at current market lending rates if higher than 5.5% as of date of agreement;
 - (d) Township is named Lien holder as 1st or after bank mortgage;
 - (e) Signed Contract;
 - (f) Township provides Annual Payments Amortization Table for Principal & Interest amounts due each annual payment;
 - (g) No Penalties for early payoff;
 - (h) Non-Refundable;
4. The Township Clerk shall maintain accurate records regarding the expenditures made on behalf of the applicant in accordance with standards imposed by the State of Michigan and those compatible to certified public accounting procedures.
5. Additional fees may apply to Livingston Co. and are not covered by this agreement.
6. The terms contained in this resolution may be later modified by an appropriate Township Board resolution.

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RESOLVED BY: Trustee Walker
SUPPORTED BY: Trustee Pedersen

VOTE: Cunningham, yes; Husted, yes; Eden, yes; Pedersen, yes; Walker, yes; Schultz, absent; Pool, absent.

ADOPTION DATE: March 6, 2018

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 March 6, 2018, 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

2. Resolution to adopt the 2018-2019 fiscal year budget by department totals.

RESOLUTION #180302
TYRONE TOWNSHIP, LIVINGSTON COUNTY

RESOLUTION TO ADOPT 2018-2019 BUDGET FOR THE GENERAL FUND

	2018-19 PROPOSED BUDGET
<u>101 GENERAL FUND REVENUES</u>	<u>\$1,574,216</u>
<u>DEPARTMENT EXPENSES</u>	
101 - Township Board	109,779
171 - Supervisor	48,818
215 - Clerk	149,971
247 - Board of Review	2,200
253 - Treasurer	128,530
257 - Assessing	94,875
262 - Elections	36,835
265 - Building and Grounds	39,731

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276 - Cemeteries	10,410
299 - Unallocated	21,843
441 - Public Works	18,200
448 - Street Lighting	2,546
685 - Social Services	4,600
721 - Planning Commission	93,844
722 - Zoning Board Of Appeals	8,176
723 - Zoning Administrator	43,210
724 - Ordinance Enforcement	26,700
747 - Community Action Programs	2,600
851 - Insurance, Bonds & Fringes	150,417
966 - Transfers Out	475,000
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TOTAL DEPARTMENT EXPENSES	\$1,468,285
Surplus/Deficit	105,931

	Revenue	Expenses	Surplus/ (Deficit)	
145 Public Improvement Building & Site	97,500	0	97,500	
205 Public Safety	641,000	585,158	55,842	
212 Liquor Law Enforcement	3,000	3,000	0	
218 Jayne Hill Street Lighting	520	1,300	(780)	<i>Use fund balance</i>
219 Walnut Shores Street Lighting	100	150	(50)	<i>Use fund balance</i>
225 Shannon Glen Rubbish Removal	4,316	3,978	338	
226 Jayne Hill Rubbish Removal	18,029	18,513	(484)	<i>Use fund balance</i>
227 Apple Orchard Rubbish Removal	8,446	8,446	0	
228 Silver Lake Estates Waste Removal	16,770	15,841	929	
231 Parkin Lane Snow Removal	6,510	5,000	1,510	
232 Great Oaks Drive	2,960	2,950	10	
245 Public Improvement Road	280,000	375,000	(95,000)	<i>Use fund balance</i>
246 Township Improvement Revolving	97,500	0	97,500	
260 Right of Way	8,800	8,000	800	
274 Public Education Grant	50,000	40,400	9,600	
281 Lake Tyrone Grant	0	9,550	(9,550)	<i>Use fund balance</i>
392 Sewer 2003	798,594	1,626,269	(827,675)	<i>Use fund balance</i>
590 Public Works Sewer O & M	632,584	606,415	26,169	

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RESOLVED BY: Trustee Pedersen

SUPPORTED BY: Trustee Walker

VOTE: Eden, yes; Husted, yes; Cunningham, yes; Pedersen, yes; Walker, yes; Pool, absent; Schultz, absent.

ADOPTION DATE: March 6, 2018

CERTIFICATION OF THE CLERK

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Marcella Husted
Township Clerk

3. Rex - Panfil Boundary Realignment.

Supervisor Cunningham recused himself due to his interest in the property. Trustee Walker moved to approve the boundary realignment request to transfer a 10-acres parcel from 4704-27-300-018, owned by Rex Holdings, LLC, to parcel 4704-27-300-009, owned by James & Stacey Panfil, as recommended by the Planning Commission; all conditions had been met. (Trustee Pedersen seconded.) The motion carried; all ayes.

4. Rex Land Division and Shared Private Driveway.

Trustee Walker moved to approve the land division application of parcel of 4704-34-300-001 and the establishment of a shared private driveway as requested by Rex Holdings, LLC. The Planning Commission recommended approval with no conditions placed. (Trustee Pedersen seconded.) The motion carried; all ayes.

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5. Zoning Amendment - Elimination of the Land Division Open Space Requirement for Residential Zoned Parcels.

RESOLUTION #180303
TYRONE TOWNSHIP, LIVINGSTON COUNTY

TO ADOPT AMENDMENTS TO ZONING ORDINANCE NO. 36

ELIMINATION OF OPEN SPACE REQUIREMENT
DURING LAND DIVISIONS OF RESIDENTIAL ZONED PARCELS

(See original resolution for full amendments)

The amendments to Zoning Ordinance #36 address the elimination of certain open space requirements. A summary of the revisions is as follows:

1. FR Farming Residential Zoning District
 - a. Increased the required minimum lot size from 2 to 3 acres
 - b. Removed the requirement for creating open space during land divisions.
2. RE Rural Estates Residential Zoning District
 - a. Increased the required minimum lot size from approx. 1.5 acres to 1.75 acres
 - b. Removed the requirement for creating open space during land divisions.
3. R-1 Residential Zoning District
 - a. Increased the required minimum lot size from 30,000 square feet to 1 acre
 - b. Removed the requirement for creating open space during land divisions.
4. Article 8 – OSP Open Space Preservation Option
 - a. Amended to comply with the State of Michigan CDO Cluster Development Option requirements
 - b. Amended to include the revised minimum lot sizes in FR, RE, and R-1.
 - c. Amended to require sanitary sewer or community septic systems for cluster developments.
5. Article 20 – Schedule of Regulations
 - a. Amended “Minimum Site and Lot Area” values in the regulation table, Section 20.01.
 - b. Section 20.02 Footnotes to Schedule of Regulations – Remove footnote AA, which required the designation of open space for lots created in FR, RE, R-1, and R-2.
6. Article 26 – Nonconformities
 - a. Added Section 26.10 - Open Space Dependent Properties. Recognizes properties with open space as conforming when they were created.

The above amendments to the Tyrone Township Zoning Ordinance #36 shall take effect March 18, 2018.

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RESOLVED BY: Trustee Walker
SUPPORTED BY: Clerk Husted

VOTE: Pedersen, yes; Walker, yes; Cunningham, yes; Eden, yes; Husted, yes; Schultz, absent; Pool, absent.

ADOPTION DATE: March 6, 2018

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Marcella Husted
Tyrone Township Clerk

6. Request to write off an uncollectible fire run charge.

Trustee Walker moved to write off an uncollectible fire run charge in the amount of \$400 as presented. (Trustee Pedersen seconded.) The motion carried; all ayes.

7. Request for the Deputy Treasurer to attend the 2018 MMTA Institute.

Trustee Walker moved to authorize the Deputy Treasurer to attend the Michigan Municipal Treasurers Association (MMTA) 2018 Institute. (Treasurer Eden seconded.) The motion carried; all ayes.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

None.

ADJOURNMENT

Trustee Walker moved to adjourn. (Trustee Pedersen seconded.) The motion carried; all ayes. The meeting adjourned at 7:41 p.m.