

To:

Terri Medor, Tyrone Township Deputy Clerk and FOIA Administrator

From:

Chris Ropeta, Tyrone Township Trustee

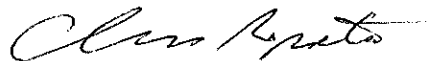
Subject: Response to Mike Cunningham FOIA Request

Hi Terri,

Please find enclosed copies of the emails and text messages per your revised FOIA request from Mike Cunningham on 27-Dec-2024.

Please reimburse me for 9.5 hours of my time to assemble this information and for 51 printed sheets in order to comply with the request.

Please let me know if you have any questions. Thank you.

A handwritten signature in cursive script that reads "Chris Ropeta".

Chris Ropeta

Tyrone Township Trustee

9437 Fuller Drive

Fenton MI 48430

Chris Ropeta

From: GREG Carnes [redacted]
Sent: Wednesday, November 20, 2024 8:42 AM
To: Chris Ropeta; Dean Haase [redacted]
Subject: Please Mark This Up And Send It Back



[PLANNING COMMISSION MEMBER QUESTIONNAIRE.docx](#)

My plan is to hand (or email) this to each member and ask that they seriously consider what we are asking of them.

It is OK if you prefer not to answer and resign.

If you do want to answer I ask that you come to the next Township Board Meeting so that the board members can ask any potential additional questions.

If you cannot make the Board Meeting please reply with your answers so I can share them with the Board.

I would like your response by sometime Sunday, November 24th.

Thank-you,
Greg Carnes

Chris Ropeta

From: GREG Carnes [REDACTED]
Sent: Thursday, November 21, 2024 9:55 AM
To: Pamala Moughler; Dean Haase [REDACTED] Chris Ropeta
Subject: Fw: Need for interim Board meeting

Hello Pam,
Let's discuss when you get a minute.
Chris and Dean I assume you both are requesting this?
We will need your agenda.
I also assume it is all Planning Commission related?
Thanks, Greg

From: Chris Ropeta [REDACTED]
Sent: Thursday, November 21, 2024 9:31 AM
To: GREG [REDACTED] Dean Haase [REDACTED]
Subject: Need for interim Board meeting

Hi Greg,

We need an interim board meeting for next Tuesday, August 26. We need to address the Planning Commission assignment of me as liaison to the board and the recent resignations in order to start the process of building out this critical commission.

Please let me know if you need any further information to get this meeting scheduled. Thank you!

Chris Ropeta
Tyrone Township Trustee
[REDACTED]

Chris Ropeta

From: Chris Ropeta
Sent: Thursday, November 21, 2024 10:56 AM
To: 'GREG Carnes'; Dean Haase [REDACTED]
Subject: RE: Need for interim Board meeting

Hi Greg,

I removed Pam from the list so we keep in the "quorum" rules. Here is the recommended agenda for new business: Dean will respond on whether he agrees with this agenda or would like to add or not. Dean will also talk with Herman separately to see if he supports.

- 1) **Supervisor Carnes: Discuss how I plan on guiding the Township**
- 2) **Appoint Trustee Chris Ropeta to the Planning Commission as Commissioner and Board Liaison**
- 3) **Planning Commission Chairman Resignation**
- 4) **Review Planning Commission Board Members**
- 5) **Planning Commission to Review Liberty House Special Land Use Permit (INSPECTIONS)**
- 6) **Planning Commission Update on Medical Marijuana Grow Facility**
- 7) **Send Master Plan back to Planning Commission**

Best Regards,

Chris

Chris Ropeta
[REDACTED]

From: GREG Carnes [REDACTED]
Sent: Thursday, November 21, 2024 9:55 AM
To: Pamala Moughler <pmoughler@tyronetownship.us>; Dean Haase [REDACTED]
[REDACTED] Chris Ropeta [REDACTED]
Subject: Fw: Need for interim Board meeting

Hello Pam,
Let's discuss when you get a minute.
Chris and Dean I assume you both are requesting this?
We will need your agenda.
I also assume it is all Planning Commission related?

Thanks, Greg

From: Chris Ropeta [REDACTED]
Sent: Thursday, November 21, 2024 9:31 AM
To: GREG [REDACTED] Dean Haase [REDACTED]
Subject: Need for interim Board meeting

Hi Greg,

We need an interim board meeting for next Tuesday, August 26. We need to address the Planning Commission assignment of me as liaison to the board and the recent resignations in order to start the process of building out this critical commission.

Please let me know if you need any further information to get this meeting scheduled. Thank you!

Chris Ropeta
Tyrone Township Trustee
[REDACTED]

Chris Ropeta

From: Chris Ropeta
Sent: Monday, December 2, 2024 3:52 PM
To: GREG Carnes
Subject: RE: Dec 3 Board Meeting Agenda amendments
Attachments: PLANNING-COMMISSION-BYLAWS-2018.pdf

Thanks Greg,

Item #7: We can send directives to the PC. They need to know that we are sending back the Master Plan and Solar ordinance for additional work and then specify what work we are asking them for. This is how the PC gets it's marching orders according to the Planning Commission By-Laws. Please refer to section 1.00 A-H for specifics. Let me know if this helps on item #7

Item #9: we spoke about. I will remove from my list if we can get an electronic copy of the line-item report.

Blessings and Best Regards,

Chris

Chris Ropeta
[REDACTED]

From: GREG Carnes [REDACTED]
Sent: Monday, December 2, 2024 3:31 PM
To: Chris Ropeta [REDACTED]
Subject: Re: Dec 3 Board Meeting Agenda amendments

Hello Chris,

I reviewed your list below and have the following recommendations:

1. I will be addressing a few items prior to calling the meeting to order.

However, a welcome to the new Trustees is good.

I am the moderator of the meeting and will address a possible format change at that time.

7) Not sure the Board can issue DIRECTIVES to the Planning Commission. We can recommend they focus on certain areas or items.

Maybe prioritize things they are working on and stress " A Sense of Urgency" on some areas. YOU as a member will have more say then any of us.

- 8) I am all in here.

9) I recommend you wait until January 2025 when the new budget comes out for approval. Each Trustee will get a full report (All 400+ Lines) for your reading pleasure.

A discussion with Casey Zaski (our auditing accountant) can be arranged also. I have already met with him.

10) Future Board workshops and a possible schedule for them is a good thing to discuss

Cheers,
Greg

From: Chris Ropeta [REDACTED]
Sent: Sunday, December 1, 2024 9:29 PM
To: GREG [REDACTED]
Subject: Dec 3 Board Meeting Agenda amendments

Hi Greg,

I have put together the following amendments to the meeting agenda for Tuesday's board meeting. Can you please review and let me know what additions or changes you would like to make? I am sending this to you, Herm, Sara, and Dean.

Dec 3 Board Meeting Agenda amendments

Sunday, December 1, 2024

9:15 PM

Posted Agenda with Additions:

1. **Supervisor welcome to the newly elected board members and new board meeting format.**
2. Request for Supervisor and Trustees to attend the MTA New Officials workshop.
3. Resignation of Steve Krause from Planning Commission
4. Appointment of Chris Ropeta to the Planning Commission.
5. Notice to the public for Planning Commissioner applications.
6. Meeting room carpet cleaning.
7. **Planning Commission directives from the board.**
8. **Discuss opening up township relationships with other legal and engineering firms.**

9. **Call for a line-item-level review of the budget.**
10. **Board workshop date needed to discuss additional items.**

Details for additional agenda items needed to be added to Dec 3 meeting:

Township Board Items to discuss

1. **Welcome to the newly elected board members and new board meeting format**
 1. New expectations at board meetings regarding public comment time:
 2. There will be 2 public comments sections (one at the beginning and one at the end before adjournment) where any topics can be brought forth by the public. (see next bullet for comments/questions after each agenda item but before any voting)
 1. Township board will track any requests or questions and either answer them during the meeting or follow-up before or at the next meeting
 3. For each of the agenda items and before the Board votes, the public will have an opportunity to provide comments/questions regarding that agenda item. This will allow the Board to have necessary input from the residents before voting or vote to delay any voting based on what was raised. While this will take time initially, it is critical regarding the transparency of the Township overall. This should also be considered by the Planning Commission, Board of Review, Zoning Board of Appeals, and workshops.
 4. Discuss adding a Planning Commission update during every Board Meeting to communicate progress of planning commission work, workshops, and subcommittees
 5. Discuss adding an item to get reports from any Board workshops or subcommittees
 6. Discuss development of a resolution that defines a code of conduct for Township Elected, Appointed, Staff and Contract positions
 7. Discuss changes to resolution #220501 Code of Conduct for Public Township Meetings
 1. Rework is needed to reflect a less restrictive code of conduct that meets the objectives of the code.
7. **Planning Commission directives from the board**
 1. Send authorization to the Planning Commission (PC) to review Solar Ordinance to address the following:
 1. Re-do the parts of the ordinance that allow commercial/industrial Solar installations below the PA 233 minimum. Like Wind and Battery ordinances, we need to also prohibit Solar commercial/industrial below the PA 233 minimum. Then, we need to discuss and develop a "residential" ordinance section that addresses all the items we would like to include if Township residents wish to install personal use solar panels on their property.
 2. Send authorization to the PC to add a section to the current Master Plan related to renewable energy (RE) that directly talks about what the township would like to see over time that supports the law and the ordinances. Reference how Eagle Township stopped the MMIC Mega-site

1. [How Eagle Township stopped the MMIC megasite](#)
3. Since there has been no activity regarding revising the Medical Marijuana ordinance for the township, we need to send authorization to the PC to work on the Medical Marijuana Ordinance which we are currently being sued over and a status on the lawsuit - no progress shown to-date after lawsuit was filed.
 1. While complying with Michigan State laws, we need to tighten those areas that protect our residents (including families and especially children) that allow complying with the law but add further restrictions to the existing ordinance such as restricting such facilities from being initiative within a certain distance from school zones and bus stops, parks or community areas, and other areas needed.
8. **Discuss opening up township relationships with other legal and engineering firms**
9. **Call for a line-item-level review of the budget.**
10. **Board workshop date needed to discuss additional items not covered in or those needing further discussion beyond this Board meeting including**
 1. Issues & Questions tracking and communications (like on the website)
 2. Website Improvements
 3. Audio/Visual support - during meetings: There have been issues with Zoom for lawyers coming in, fuzzing big-screen's, training for finding document references during the meeting and displayed on the monitors and audio issues with the microphones.
 4. IT support (Wi-Fi boosting in meeting rooms, etc.)
 5. PEG Funding (for Fenton Area Cable Television Consortium) - we need to know what this is, what are the benefits for the Tyrone Twp residents, etc. We would like to have a representative from this consortium present to the workshop attendees and answer questions.
 6. Community Broadband Internet availability for Tyrone Twp Residents
 7. Strategic planner for the township - discussion
 8. Assessors department review
 9. Planning and Zoning departments review
 10. Budgeted projects and initiatives calendar (when will the project funded by the approved budget be started and completed (like road repaving, etc.) we need a full accounting and transparency with tracking and updates throughout the year
 11. Education for township employees/residents

chris.ropeta [REDACTED]

From: chris.ropeta [REDACTED]
Sent: Monday, December 2, 2024 4:00 PM
To: 'Pam Moughler'; 'Jennifer Eden'; 'GREG'
Subject: Dec 3 Board Meeting Agenda amendments

Hi Greg, Pam and Jennifer,

I will be proposing the addition of the agenda items outlined below at Tuesday's Board Meeting. I have included additional details for your review ahead of time. Thank you!

Dec 3 Board Meeting Agenda amendments

Sunday, December 1, 2024
9:15 PM

Posted Agenda with Additions:

1. **Supervisor welcome to the newly elected board members and new board meeting format discussion.**
2. Request for Supervisor and Trustees to attend the MTA New Officials workshop.
3. Resignation of Steve Krause from Planning Commission
4. Appointment of Chris Ropeta to the Planning Commission.
5. Notice to the public for Planning Commissioner applications.
6. Meeting room carpet cleaning.
7. **Planning Commission directives from the board.**
8. **Discuss opening up township relationships with other legal and engineering firms.**
9. **Call for a line-item-level review of the budget (or we can accept an electronic copy with instructions who to contact for questions.)**
10. **Board workshop date needed to discuss additional items.**

Details for additional agenda items needed to be added to Dec 3 meeting:

Township Board Items to discuss

1. **Welcome to the newly elected board members and new board meeting format discussion**
 - a. New expectations at board meetings regarding public comment time:
 - b. There will be 2 public comments sections (one at the beginning and one at the end before adjournment) where any topics can be brought forth by the public. (see next bullet for comments/questions after each agenda item but before any voting)
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 - c. For each of the agenda items and before the Board votes, the public will have an opportunity to provide comments/questions regarding that agenda item. This will allow the Board to have necessary input from the residents before voting or vote to delay any voting based on what was raised. While this will take time initially, it is critical regarding the transparency of the Township

overall. This should also be considered by the Planning Commission, Board of Review, Zoning Board of Appeals, and workshops.

- d. Discuss adding a Planning Commission update during every Board Meeting to communicate progress of planning commission work, workshops, and subcommittees
- e. Discuss adding an item to get reports from any Board workshops or subcommittees
- f. Discuss development of a resolution that defines a code of conduct for Township Elected, Appointed, Staff and Contract positions
- g. Discuss changes to resolution #220501 Code of Conduct for Public Township Meetings
 - i. Rework is needed to reflect a less restrictive code of conduct that meets the objectives of the code.

7. Planning Commission directives from the board

- a. Send authorization to the Planning Commission (PC) to review Solar Ordinance to address the following:
 - i. Re-do the parts of the ordinance that allow commercial/industrial Solar installations below the PA 233 minimum. Like Wind and Battery ordinances, we need to also prohibit Solar commercial/industrial below the PA 233 minimum. Then, we need to discuss and develop a "residential" ordinance section that addresses all the items we would like to include if Township residents wish to install personal use solar panels on their property.
 - b. Send authorization to the PC to add a section to the current Master Plan related to renewable energy (RE) that directly talks about what the township would like to see over time that supports the law and the ordinances. Reference how Eagle Township stopped the MMIC Mega-site
 - i. [How Eagle Township stopped the MMIC megasite](#)
 - c. Since there has been no activity regarding revising the Medical Marijuana ordinance for the township, we need to send authorization to the PC to work on the Medical Marijuana Ordinance which we are currently being sued over and a status on the lawsuit - no progress shown to-date after lawsuit was filed.
 - i. While complying with Michigan State laws, we need to tighten those areas that protect our residents (including families and especially children) that allow complying with the law but add further restrictions to the existing ordinance such as restricting such facilities from being initiative within a certain distance from school zones and bus stops, parks or community areas, and other areas needed.
- 8. Discuss opening up township relationships with other legal and engineering firms**
- 9. Call for a line-item-level review of the budget (or electronic copy provided with instructions on who to contact if questions.)**
- 10. Board workshop date needed to discuss additional items not covered in or those needing further discussion beyond this Board meeting including**
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 - c. Audio/Visual support - during meetings: There have been issues with Zoom for lawyers coming in, fuzzing big-screen's, training for finding document references during the meeting and displayed on the monitors and audio issues with the microphones.
 - d. IT support (Wi-Fi boosting in meeting rooms, etc.)
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 - f. Community Broadband Internet availability for Tyrone Twp Residents
 - g. Strategic planner for the township - discussion
 - h. Assessors department review
 - i. Planning and Zoning departments review

- j. Budgeted projects and initiatives calendar (when will the project funded by the approved budget be started and completed (like road repaving, etc.) we need a full accounting and transparency with tracking and updates throughout the year
- k. Education for township employees/residents

Created with OneNote.

Chris Ropeta

From: Greg Carnes [REDACTED]
Sent: Wednesday, December 4, 2024 8:14 AM
To: Jennifer Eden; Pam Moughler; Chris Ropeta; snydersj [REDACTED]
deanhasse [REDACTED] Herm Ferguson
Subject: FW: Resume for PC
Attachments: Cover_Letter_T_Merciez24.docx; Resume-T_Merciez-2024.docx

TT Board,

Attached is our first PC application.

I would like you to consider him for the first Planning Commission opening.

I will be sending emails from 2 other candidates I would also like on the board.

I am also considering for the Dec 17th making it a workshop so we can address the items discussed last night.

If we have business we can do a short Board meeting then change to the workshop.

Thanks, Greg

From: tedmerciez [REDACTED]
Sent: Monday, December 2, 2024 7:11 AM
To: SUPERVISOR <SUPERVISOR@tyronetownship.us>
Subject: Resume for PC

Greg; please find attached the documentation that was requested.

Thanks;
Ted

Chris Ropeta

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Wednesday, December 4, 2024 8:15 AM
To: Zachary R. Tucker
Cc: Jennifer Eden; Pam Moughler; Chris Ropeta; snydersj [REDACTED]
deanhasse [REDACTED] Herm Ferguson
Subject: RE: Planning Commission Position

From: Zachary R. Tucker [REDACTED]
Sent: Tuesday, December 3, 2024 6:53 PM
To: SUPERVISOR <SUPERVISOR@tyronetownship.us>
Subject: Planning Commission Position

Greg,

Thanks for the call yesterday, great speaking with you. I'm writing to request consideration for the planning commission position we discussed. I'm interested in giving back to the Township community however I can, and my experience as a Township board member and an attorney will help me assist the Planning Commission in a unique manner. I have firsthand experience with the Township's review process, and my prior work as a board member will help guide me in my effort to reach decisions which will hopefully gain the full support of the Township board. Additionally, I can bring a unique perspective to the Planning Commission by leaning on my experience as an attorney. I have thirteen years of experience assisting businesses and individuals with all types of legal problems. My hope is that this experience can help me anticipate potential legal issues in order to avoid the problems that can often arise in the future if the legal ramifications of a decision are not properly considered during the review process.

Thanks for taking the time to consider my application. Please let me know if any other information or materials would be helpful to you.

Zach Tucker

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Neither the information block, the typed name of the sender nor anything else in this message is intended to or shall be construed to constitute a signature of any kind, electronic or otherwise. Nor shall this information be construed as a signature on any document attached to this message.

Chris Ropeta

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Wednesday, December 4, 2024 8:16 AM
To: Jennifer Eden; Pam Moughler; Chris Ropeta; snyders [REDACTED]
deanhasse [REDACTED] Herm Ferguson
Subject: FW: Planning Commission Position - Resume & Cover Letter
Attachments: Abigail Carrigan - Tyrone Twp PC Cover Letter.pdf; Abigail Carrigan Resume (16).pdf

From: abby carrigan [REDACTED]
Sent: Tuesday, December 3, 2024 8:32 PM
To: SUPERVISOR <SUPERVISOR@tyronetownship.us>
Subject: Planning Commission Position - Resume & Cover Letter

Hi Mr. Carnes,

My name is Abigail Carrigan, and I am excited to submit my application for a position on the Tyrone Township Planning Commission. After attending tonight's meeting, I was eager to follow up and express my interest in the position. Attached to this email, you will find my cover letter and resume for your review. I am very enthusiastic about this opportunity and would love to contribute new perspectives and insights to the Planning Commission and greater Township. I'm truly looking forward to further discussing this opportunity with you, and am delighted to see your leadership in the community! Let me know if there's anything else you need from me, and I would love to set up a time to talk!

Best Regards,

Abigail Carrigan

Chris Ropeta

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Wednesday, December 4, 2024 8:37 AM
To: Jennifer Eden; Pam Moughler; Chris Ropeta; snydersj [REDACTED]
deanhasse [REDACTED] Herm Ferguson
Subject: FW: Planning Commission Position
Attachments: Z Tucker 2024.pdf

Did not get attachment

From: Zachary R. Tucker [REDACTED]
Sent: Tuesday, December 3, 2024 6:53 PM
To: SUPERVISOR <SUPERVISOR@tyronetownship.us>
Subject: Planning Commission Position

Greg,

Thanks for the call yesterday, great speaking with you. I'm writing to request consideration for the planning commission position we discussed. I'm interested in giving back to the Township community however I can, and my experience as a Township board member and an attorney will help me assist the Planning Commission in a unique manner. I have firsthand experience with the Township's review process, and my prior work as a board member will help guide me in my effort to reach decisions which will hopefully gain the full support of the Township board. Additionally, I can bring a unique perspective to the Planning Commission by leaning on my experience as an attorney. I have thirteen years of experience assisting businesses and individuals with all types of legal problems. My hope is that this experience can help me anticipate potential legal issues in order to avoid the problems that can often arise in the future if the legal ramifications of a decision are not properly considered during the review process.

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Zach Tucker

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Neither the information block, the typed name of the sender nor anything else in this message is intended to or shall be construed to constitute a signature of any kind, electronic or otherwise. Nor shall this information be construed as a signature on any document attached to this message.

Chris Ropeta

From: Chris Ropeta
Sent: Saturday, December 7, 2024 9:22 PM
To: gcarnes@tyronetownship.us
Subject: Solar Megasite application in Conway and Cohocta

In my opinion, this subject needs to be front and center on next week's PC meeting. The Foster Swift lawyer should be called in. There should also be discussion of how Tyrone Township comes up to speed on this specific issue (the logistics of this on Conway and Cohoctah and how it will affect us) and outreach to these townships should happen immediately on behalf of Tyrone Township to ask how we can support them and help!

Greg, we should be scheduling a workshop immediately WITH FOSTER SWIFT present (perhaps in addition to next week's PC meeting) — so we can hear directly from her our options and what we are able to work on now, and explain it to the people. We need to explain our risks to the residents and actions that we can take to further protect our township.

If our township board in Tyrone does not do this, I will be going on my own and will take other residents with me.

Both Conway and Cohoctah Township's received this letter Both have shared this letter with their residents with this statement:

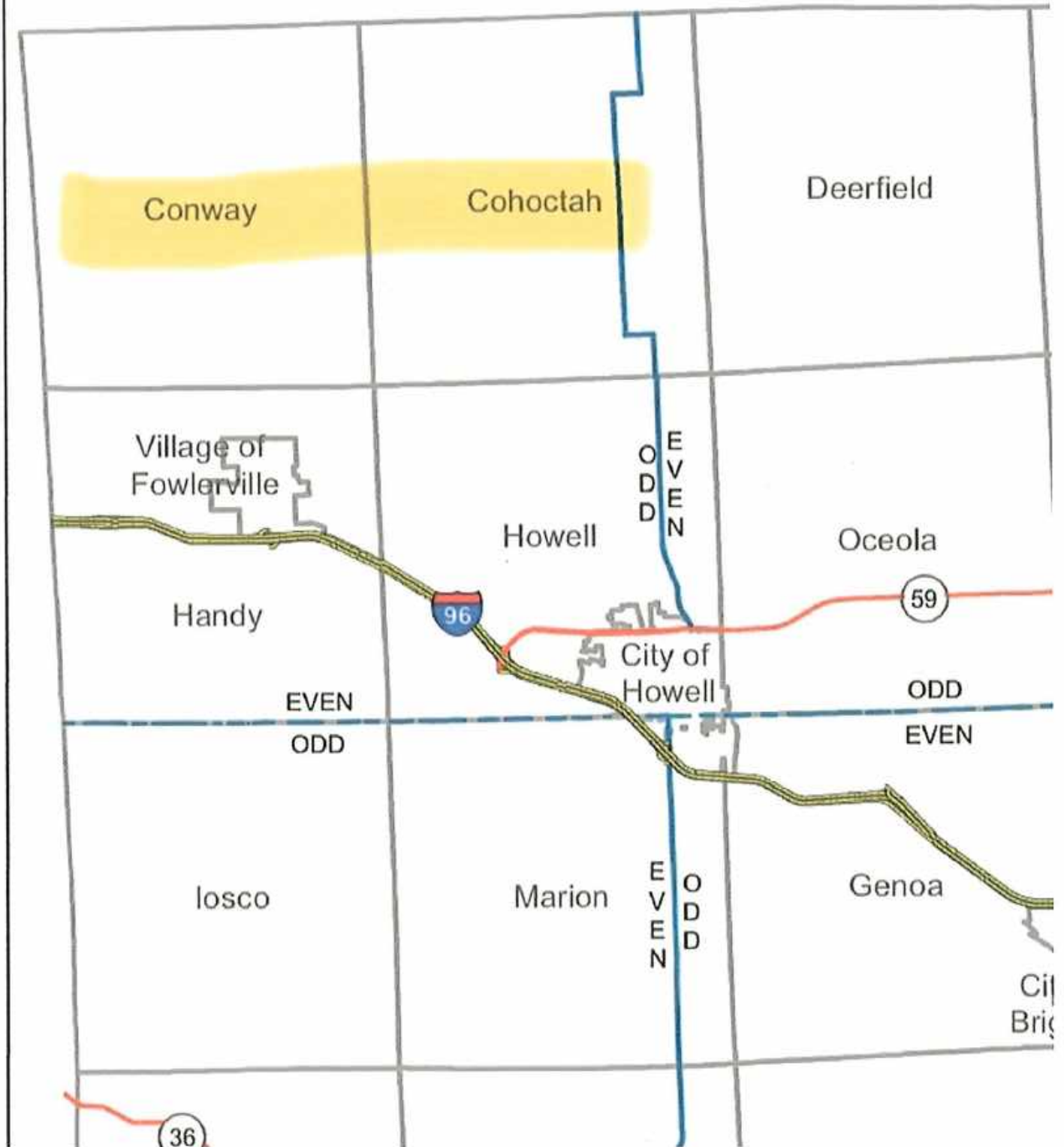
"In the interest of transparency and the township's commitment to keep residents informed on solar developments within the township, the Cohoctah Township Board of Trustees is providing the following information. An email was sent to each board member late Monday night and received on Tuesday, December 3. Attached to that email was a letter indicating that Headland Solar, LLC (Ranger Power) is planning to develop, construct, own, and operate up to 220 megawatt Solar Energy Facility within the township and desires to meet to discuss the site plan for the proposed project. The township will respond to the request pursuant to the requirements of Public Act 233. A copy of the letter is attached below."

220 mw is about 2,200 acres!!

Notice that "Ranger Power" is mentioned in the letter. This is the same company that's responsible for the Lennon development and efforts to develop in Ft. Gratiot.

Conway and Cohoctah Townships are shown in this map. People need to see how close this is:

Livingston County Address Baseline and Meridian



Here's the letter:

Mark Fosdick
Supervisor
Cohoctah Township,
Livingston County, MI
10518 Antcliff Rd,
Fowlerville, MI 48836
mwfosdick@gmail.com

December 2, 2024

VIA CERTIFIED U.S. MAIL & E-MAIL

Re: Offer to Meet Concerning Proposed Solar Energy Facility Project in Cohoctah Township, Livingston County, MI

Dear Supervisor Fosdick:

Headland Solar, LLC is planning to develop, construct, own, and operate an up to 220 MW Solar Energy Facility in Cohoctah Township, Livingston County, MI.

We would be pleased to meet with you either virtually or in person to discuss the site plan for the proposed project. Please let us know at your earliest convenience, but in no case later than 30 days after receipt of this letter, whether Cohoctah Township has adopted a compatible renewable energy ordinance ("CREO") consistent with Public Act 233 of 2023. If we do not hear from you within 30 days of your receipt of this letter, or if you inform us that your jurisdiction does not have a CREO, we intend to file an application directly with the Michigan Public Service Commission seeking approval for the project.

We look forward to hearing from you. Please do not hesitate to reach out to Drew Vielbig of Ranger Power at drew@rangerpower.com with any questions concerning our proposed project and this letter.

Sincerely,

Paul Harris

Vice President, Headland Solar, LLC

please let me know what action we can take. Time is of the essence so can we either at the next board meeting but at minimum Tuesday's PC meeting? Can we get Foster Swift there?

Chris

Chris Ropeta

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Tuesday, December 10, 2024 11:55 AM
To: Chris Ropeta
Cc: Dean Haase
Subject: RE: Agenda items for next Board meeting
Attachments: PC Review.docx

From: Chris Ropeta <chris@gridroads.net>
Sent: Tuesday, December 10, 2024 11:49 AM
To: Greg Carnes <gcarnes@tyronetownship.us>
Cc: Dean Haase <dean.haase@hotmail.com>
Subject: Agenda items for next Board meeting

Hi Greg,

Here are the items we proposed at the last Board meeting for discussion. If you can provide the line-item-level budget from the accountant to us electronically, then you can drop item #4 as agreed.

1. Discuss New Board meeting format
2. Planning Commission directives from the board.
3. Discuss opening up township relationships with other legal and engineering firms.
4. Call for a line-item-level review of the budget.
5. Board workshop date needed to discuss additional items.

Details for additional agenda items needed to be added to Dec 17 meeting:

Township Board Items in more detail to discuss

1. Discuss New Board meeting format
 - a. Discuss new public comment time:
 - i. There will be 2 public comments sections (one at the beginning and one at the end before adjournment) where any topics can be brought forth by the public. (see next bullet for comments/questions after each agenda item but before any voting)
 - ii. Township board will track any requests or questions and either answer them during the meeting or follow-up before or at the next meeting
 - iii. For each of the agenda items and before the Board votes, the public will have an opportunity to provide comments/questions regarding that agenda item. This will allow the Board to have necessary input from the residents before voting or vote to delay any voting based on what was raised. While this will take time initially, it is critical regarding the transparency of the Township overall. This should also be considered by the Planning Commission, Board of Review, Zoning Board of Appeals, and workshops.
 - iv. Discontinue use of the clock-timer
 - b. Discuss adding a Planning Commission update during every Board Meeting to communicate progress of planning commission work, workshops, and subcommittees

- c. Discuss adding an item to get reports from any Board workshops or subcommittees
 - d. Discuss development of a resolution that defines a code of conduct for Township Elected, Appointed, Staff and Contract positions
 - e. Discuss changes to resolution #220501 Code of Conduct for Public Township Meetings
 - i. Rework is needed to reflect a less restrictive code of conduct that meets the objectives of the code.
- 2. Discuss Planning Commission directives from the board**
- a. Discuss Send authorization to the Planning Commission (PC) to review Solar Ordinance to address the following:
 - i. Re-do the parts of the ordinance that allow commercial/industrial Solar installations below the PA 233 minimum. Like Wind and Battery ordinances, we need to also prohibit Solar commercial/industrial below the PA 233 minimum. Then, we need to discuss and develop a "residential" ordinance section that addresses all the items we would like to include if Township residents wish to install personal use solar panels on their property.
 - ii. Send authorization to the PC to add a section to the current Master Plan related to renewable energy (RE) that directly talks about what the township would like to see over time that supports the law and the ordinances. Reference how Eagle Township stopped the MMIC Mega-site
 - 1. [How Eagle Township stopped the MMIC mega site](#)
 - iii. Since there has been no activity regarding revising the Medical Marijuana ordinance for the township, we need to send authorization to the PC to work on the Medical Marijuana Ordinance which we are currently being sued over and a status on the lawsuit - no progress shown to-date after lawsuit was filed.
 - 1. While complying with Michigan State laws, we need to tighten those areas that protect our residents (including families and especially children) that allow complying with the law but add further restrictions to the existing ordinance such as restricting such facilities from being initiative within a certain distance from school zones and bus stops, parks or community areas, and other areas needed.
- 3. Discuss opening up township relationships with other legal and engineering firms**
- 4. Call for a line-item-level review of the budget.**
- 5. Board workshop date needed to discuss additional items not covered in or those needing further discussion beyond this Board meeting including**
- a. Issues & Questions tracking and communications (like on the website)
 - b. Website Improvements
 - c. Audio/Visual support - during meetings: There have been issues with Zoom for lawyers coming in, fuzzing big-screen's, training for finding document references during the meeting and displayed on the monitors and audio issues with the microphones.
 - d. IT support (Wi-Fi boosting in meeting rooms, etc.)
 - e. PEG Funding (for Fenton Area Cable Television Consortium) - we need to know what this is, what are the benefits for the Tyrone Twp residents, etc. We would like to have a representative from this consortium present to the workshop attendees and answer questions.
 - f. Community Broadband Internet availability for Tyrone Twp Residents
 - g. Strategic planner for the township - discussion
 - h. Assessors department review
 - i. Planning and Zoning departments review
 - j. Budgeted projects and initiatives calendar (when will the project funded by the approved budget be started and completed (like road repaving, etc.) we need a full accounting and transparency with tracking and updates throughout the year
 - k. Education for township employees/residents

Blessings and Best Regards,

Chris

Chris Ropeta

Garret Ladd

Tyrone Planning Commission

Your attendance record during the 2024 calendar year at Planning Commission meetings is less than 80% of held meetings.

As a result of this the Township Board is charging you with non-feasance.

The Township Board will hold a public hearing (line item on the agenda of the December 17, 2024 at 7:00pm meeting) and your attendance is requested so you can explain your position.

Thank-You

Greg Carnes - Tyrone Township Supervisor

Chris Ropeta

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Tuesday, December 10, 2024 3:12 PM
To: Dean Haas; Chris Ropeta
Subject: Agenda
Attachments: 12-17-2024 Agenda Preliminary.docx

NOT for publication or discussion. I need to deliver letters to Planning Commissioners.

- 1) Discuss possible meeting format modification
- 2) Appoint New Planning Commissioner
- 3) Review Current Planning Commissioners
- 4) Discuss the Township Board's recommendation of direction and items of concern for the Planning Commission Board
- 5) Discuss possible Township Board Workshop dates

Chris Ropeta

From: Chris Ropeta
Sent: Thursday, December 12, 2024 4:21 PM
To: Greg Carnes
Subject: Fw: Solar Megasite application in Conway and Cohocta

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From: Chris Ropeta
Sent: Saturday, December 7, 2024 9:21:50 PM
To: gcarnes@tyronetownship.us <gcarnes@tyronetownship.us>
Subject: Solar Megasite application in Conway and Cohocta

In my opinion, this subject needs to be front and center on next week's PC meeting. The Foster Swift lawyer should be called in. There should also be discussion of how Tyrone Township comes up to speed on this specific issue (the logistics of this on Conway and Cohoctah and how it will affect us) and outreach to these townships should happen immediately on behalf of Tyrone Township to ask how we can support them and help!

Greg, we should be scheduling a workshop immediately WITH FOSTER SWIFT present (perhaps in addition to next week's PC meeting) — so we can hear directly from her our options and what we are able to work on now, and explain it to the people. We need to explain our risks to the residents and actions that we can take to further protect our township.

If our township board in Tyrone does not do this, I will be going on my own and will take other residents with me.

Both Conway and Cohoctah Township's received this letter Both have shared this letter with their residents with this statement:

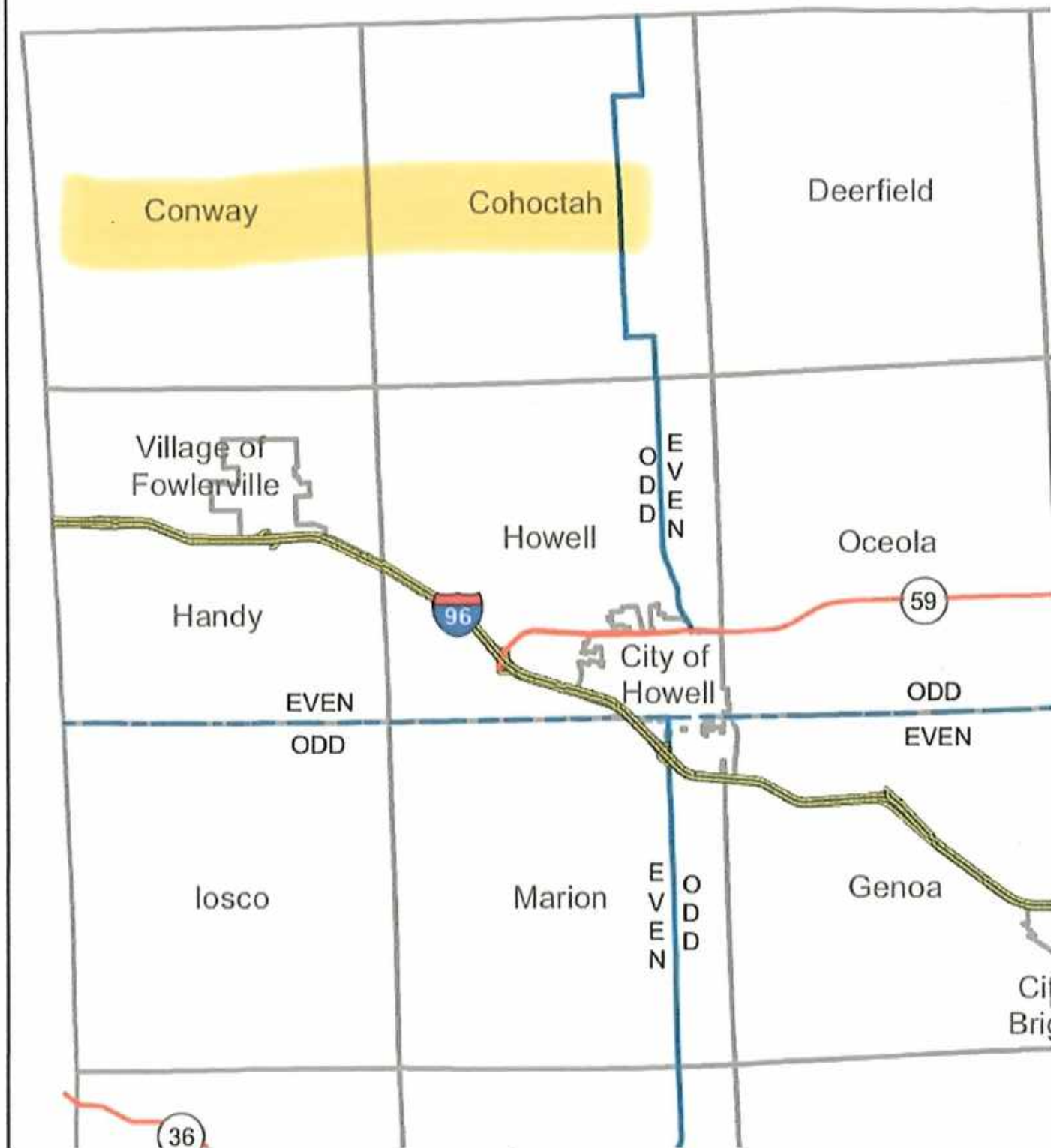
"In the interest of transparency and the township's commitment to keep residents informed on solar developments within the township, the Cohoctah Township Board of Trustees is providing the following information. An email was sent to each board member late Monday night and received on Tuesday, December 3. Attached to that email was a letter indicating that Headland Solar, LLC (Ranger Power) is planning to develop, construct, own, and operate up to 220 megawatt Solar Energy Facility within the township and desires to meet to discuss the site plan for the proposed project. The township will respond to the request pursuant to the requirements of Public Act 233. A copy of the letter is attached below."

220 mw is about 2,200 acres!!

Notice that "Ranger Power" is mentioned in the letter. This is the same company that's responsible for the Lennon development and efforts to develop in Ft. Gratiot.

Conway and Cohoctah Townships are shown in this map. People need to see how close this is:

Livingston County Address Baseline and Meridian



Here's the letter:

Mark Fosdick
Supervisor
Cohoctah Township,
Livingston County, MI
10518 Antcliff Rd,
Fowlerville, MI 48836
mwfosdick@gmail.com

December 2, 2024

VIA CERTIFIED U.S. MAIL & E-MAIL

Re: Offer to Meet Concerning Proposed Solar Energy Facility Project in Cohoctah Township, Livingston County, MI

Dear Supervisor Fosdick:

Headland Solar, LLC is planning to develop, construct, own, and operate an up to 220 MW Solar Energy Facility in Cohoctah Township, Livingston County, MI.

We would be pleased to meet with you either virtually or in person to discuss the site plan for the proposed project. Please let us know at your earliest convenience, but in no case later than 30 days after receipt of this letter, whether Cohoctah Township has adopted a compatible renewable energy ordinance ("CREO") consistent with Public Act 233 of 2023. If we do not hear from you within 30 days of your receipt of this letter, or if you inform us that your jurisdiction does not have a CREO, we intend to file an application directly with the Michigan Public Service Commission seeking approval for the project.

We look forward to hearing from you. Please do not hesitate to reach out to Drew Vielbig of Ranger Power at drew@rangerpower.com with any questions concerning our proposed project and this letter.

Sincerely,

Paul Harris

Vice President, Headland Solar, LLC

please let me know what action we can take. Time is of the essence so can we either at the next board meeting but at minimum Tuesday's PC meeting? Can we get Foster Swift there?

Chris

chris.ropeta [REDACTED]

From: chris.ropeta [REDACTED]
Sent: Thursday, December 12, 2024 3:11 PM
To: 'Greg Carnes'; 'Pam Moughler'
Subject: Candidates for the open PC spot

Importance: High

Hi Greg and Pam,

I have the applications for Ted Mercier, Abigale Carrigan, and Zach Tucker. I heard that there were a few others as well. Can I get their applications to review please?

Also I want to make sure that all of these candidates are at the meeting for the board to ask them questions. Is that the right process? Let me know. Thanks!

Chris Ropeta

chris.ropeta@gmail.com

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Tuesday, December 17, 2024 3:02 PM
To: chris.ropeta@gmail.com
Subject: Re: Line 3 UPDATE Township Board Packet, December 17, 2024

I did talk to each one of them some face to face and some phone and one both.
My questions varied depending on the conversation. Mainly why they are interested and were they aware of the responsibilities and time commitment.

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From: chris.ropeta@gmail.com <chris.ropeta@gmail.com>
Sent: Tuesday, December 17, 2024 2:42:39 PM
To: Greg Carnes <gcarnes@tyronetownship.us>
Subject: RE: Line 3 UPDATE Township Board Packet, December 17, 2024

Did you interview all of the candidates? If so, can you please provide the list of questions you asked each of them? Thanks

Chris

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Thursday, December 12, 2024 4:05 PM
To: Terri Medor <tmedor@tyronetownship.us>; Chris Ropeta <chris.ropeta@gmail.com>; Dean Haas <deanhaas@hotmail.com>; Herm Ferguson <herm.ferguson77@gmail.com>; Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey <syders79@gmail.com>
Subject: Line 3 UPDATE Township Board Packet, December 17, 2024

TT Board,
Ted Merciez came into the office today and withdrew his application (He stated he would not be able to do the 110% time commitment).
His company offered him a nice contract package for 2025 that he did not except.
Attached are the current candidates. NEW ONE Steve.
Thanks Greg

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Wednesday, December 11, 2024 5:56 PM
To: Terri Medor <tmedor@tyronetownship.us>; Chris Ropeta <chris.ropeta@gmail.com>; Dean Haas <deanhaas@hotmail.com>; Herm Ferguson <herm.ferguson77@gmail.com>; Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey <syders79@gmail.com>
Subject: Re: Township Board Packet, December 17, 2024

I am requesting to strike item 4

Thanks Greg

Get [Outlook for iOS](#)

From: Terri Medor <tmedor@tyronetownship.us>

Sent: Wednesday, December 11, 2024 4:29:39 PM

To: Chris Ropeta [REDACTED]; Dean Haas [REDACTED]; Greg Carnes <gcarnes@tyronetownship.us>; Herm Ferguson [REDACTED]; Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey [REDACTED]

Subject: Township Board Packet, December 17, 2024

**TYRONE TOWNSHIP
BOARD MEETING AGENDA
DECEMBER 17, 2024 - 7:00 P.M.
(810) 629-8631**

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 – December 3, 2024

Treasurer's Report – November 31, 2024

Clerk's Warrants and Bills – December 11, 2024

COMMUNICATIONS

1. Livingston County Sheriff Report- November 31, 2024
2. Planning Commission Approved Meeting & Public Hearing Minutes- October 8, 2024
3. Planning Commission Approved Meeting Minutes- November 12, 2024
4. Planning Commission Meeting Synopsis- December 10, 2024

PUBLIC REMARKS

UNFINISHED BUSINESS

NEW BUSINESS

1. Authorization to take legal action against property owners for zoning violation.
2. Discuss possible board meeting format modification.
3. Appoint new Planning Commissioner.
4. Review current Planning Commissioners.
5. Discuss the Township Board's recommendation of direction and items of concern for the Planning Commission.
6. Discuss future board workshops (format and timing).

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

ADJOURNMENT

* * * * *

Supervisor Greg Carnes Clerk Pam Moughler

Please note: Anyone wishing to address the Township Board may do so during Public Remarks. The Tyrone Township Board of Trustees has established a policy limiting the time a person may address the Township Board at a regular or at a special meeting during the Public Remarks section of the agenda to three minutes. The Board reserves the right to place an issue under the New Business section of the agenda if additional discussion is warranted or to respond later either verbally or in writing through an appropriately appointed Township Official. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810) 629-8631 at least seven days prior to the meeting.

Terri Medor, Deputy Clerk



Tyrone Township, Livingston County
8420 Runyan Lake Rd.
Fenton, MI 48430
(810)629-8631
Monday-Thursday 9am-5pm
www.tyronetownship.us



Greg >

Wed, Nov 20 at 2:27 PM

**Steve resigned
They do not have
enough people to
hold the meeting.**

**Ok, great! We
figured he would,
right?**

**Ross seemed a little
frustrated when he
told me he
resigned.
I looked at him and
smiled and said
GOOD, I wish 2
others would also.**



iMessage





Greg >



**GOOD, I wish 2
others would also.**

Ross s a good man
and it will take
some time for him
to adjust. I hope he
stays with us and
he will find out we
are not evil like one
might think...

I have a feeling
other s will go as
well but we wait
and see!

I'm have two people
I have already
discussed planning



iMessage





Greg >

I'm have two people
I have already
discussed planning
commission roles
and they are
seriously
considering
applying

Read 11/20/24

iMessage

Sun, Dec 1 at 10:33 PM

Hi Greg, I sent you
an email to your
Hotmail account for
amended agenda
items for Tuesday.
Please review and



iMessage





Greg >

Please review and call me to discuss if you have any questions. Thanks

Mon, Dec 2 at 10:27 AM

Call me when you get a chance

Mon, Dec 2 at 3:45 PM

Sent back my thoughts on your proposed agenda additions/revisions. Call me if you need any more explanation.



iMessage





Greg >

Mon, Dec 2 at 5:17 PM

Thanks, I got them
and sent my
feedback to you!

Wed, Dec 4 at 4:42 PM

**Please call me or at
least talk to Ross
Nicholson
tomorrow and see if
you can put the
"directives" on the
agenda for next
Tuesday.**

**Jon Ward the
Secretary will be
running the**



iMessage





Greg >

Jon Ward the Secretary will be running the meeting until you vote new officers

Fri, Dec 6 at 7:08 AM

Greg, to respond to your request to have me reach out to Ross about the agenda. You need to do that. You and the board voted to not bring these critical issues to the PC. Now it's your turn. The planning



iMessage





Greg >

... Now it's your turn. The planning department reports to you and if you now see the importance of the 3 items I put forward, forward what I gave you to Ross to include. Ross is already resistant to moving these critical items forward so that needs to come from you at this point.

OK

Mon, Dec 9 at 12:28 PM



Message





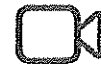
Greg >

Thanks for the call
Greg. One last
comment about
your consideration
of Zack Tucker. I
know Sara likes him
and campaigned
with him. I also
should point out
that Zack voted
100% of the time
with Mike
Cunningham. We
need a NEW start
on the planning
commission and
not more
Cunningham
cronies as this will



iMessage





Greg >

Cunningham cronies as this will impact our ability to redirect our PC to new heights.

Just my two cents. Better to consider him longer before an appointment when he was responsible for pushing the Master Plan through and the Solar ordinances through, the issues with the Medical Marijuana site and Liberty House



iMessage





Greg >

When he was responsible for pushing the Master Plan through and the Solar ordinances through, the issues with the Medical Marijuana site and Liberty House issues. Not a good record to transfer to the PC

I like your logic here.

More to talk about for sure...



Message





Greg >

**I emailed my letter
to PC members
Look good?**

Let me check

**Looks good to me!
Thanks**

Tue, Dec 10 at 10:20 PM

**I can't sleep cause
I'm praying we are
doing the right
thing**

**Yes, I understand.
There is no
question of non-**



iMessage





Greg >

Wed, Dec 11 at 1:01 PM

Pam just lost it with me because I did not include her and Jennifer on the letter discussion.

Ok

I am in trouble

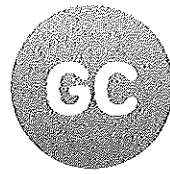
Wed, Dec 11 at 5:59 PM

Did you talk directly to Herman and he told you he would not support the PC letter? Or did that



iMessage





Greg >

Wed, Dec 11 at 5:59 PM

Did you talk directly to Herman and he told you he would not support the PC letter? Or did that come from Sara saying that Herman would not support the letter?

**From Herm:
This is not good. I
will not vote for
anything that I don't
feel comfortable
about. Poor
communication
with me!!**



iMessage





Greg >

Thu, Dec 12 at 3:56 PM

Nothing on the agenda tonight for Renewable Energy but I sent the agenda and link to your email anyway

Did anything come up about it at the meeting you went to?

No, they were supposed to talk about it but the agenda got published very late



iMessage





Greg >

No, they were supposed to talk about it but the agenda got published very late so they had no RE topics. Jannette and I still went because we know people on the board (the new supervisor Mike Brown (Conway Twp) and others. Still valuable for networking but struck out from RE discussions



Message





Greg >

struck out from RE discussions

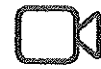
Where can I find any information on it?

I just sent the email I had sent previously. There is a letter in it from the developers and it will cross both Conway and Cohoctah Twps. I also talk with Erin Harden a trustee from losca Twp and they also have developers at their



iMessage





Greg >

Cohoctah Twps. I also talk with Erin Harden a trustee from losca Twp and they also have developers at their door. They are pushing to have lots more land than their overlay map CREO defined....

PERFECT
I shared this with Ross and Jon. Told them you and I were working on gathering info.

Great Thanks



iMessage





Greg >

I shared this with Ross and Jon. Told them you and I were working on gathering info.

Great. Thanks. This is what Jannette also introduced at the PC meeting on Tuesday during her second public comment

Ross is trying to get Laura in your Wednesday meeting.



iMessage

