

Date: 15-Jan-2025

To: Terri Medor, Deputy Clerk and FOIA Administrator, Tyrone Township, Livingston County, Michigan, USA

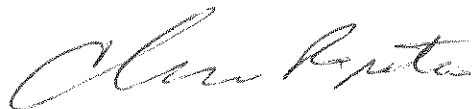
Subject: Chris Ropeta response for FOIA Request 010825

Terri,

Please find enclosed my response to the FOIA request received by the township on 8-Jan-2025. This response does not contain any phone records as none apply to this request. Also, this request includes all documents as required which include personal resumes of Planning Commission applicants. You will need to determine if these personal records from the applicants are required/allowed in the response. Remove if you find not required.

Please reimburse me for 5.5 hours of time to assemble this information and for 164 printed pages. Please let me know how this and the previous FOIA response will be reimbursed.

Please let me know if you have any questions.

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

Chris Ropeta

Tyrone Township Trustee

cropeta@tyronetownship.us



Herm >

Sun, Dec 1 at 9:33 PM

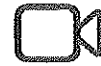
Hi Herm, I just sent you an email of the additional agenda items we need to add to Tuesdays board meeting. Let me know if you got it and if you have any questions, let's talk tomorrow. Also if you have any questions about the posted agenda, let me know as well.

I just read it. Looks good to me 👍



iMessage





Herm

I just read it. Looks good to me 👍

Thanks Herm!

Thank you. Looking forward to seeing you Tuesday

You too! A new beginning!

Yes Sir

Mon, Dec 2 at 4:07 PM

Have you talk with Pam, & Jennifer about the additional



iMessage





Herm

Mon, Dec 2 at 4:07 PM

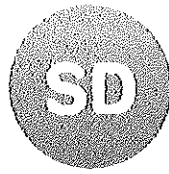
Have you talk with Pam,& Jennifer about the additional items proposed for the agenda?

I just now sent over the final version I have worked with Greg, Dean and Sara (and you of course!). I don't know if or when they will read my email....



iMessage





Sara >

Sun, Dec 1 at 9:25 PM

I did ask in writing to add an agenda item to discuss improving communication and dialogue for 12/3. I'm asking for a committee to be established. We shall see what happens. 🙄

If you ask for a discussion item to be added on the subject of RE, that would be valuable and I absolutely

+ iMessage





Sara >

**subject of RE, that
would be valuable
and I absolutely
support it.**



I just sent you my
proposed agenda
items for your
review and
additions. Let me
know what you
think, if you have
any questions or
want some other
additions other
than
communications
which is a great
one!



iMessage





Sara

communications
which is a great
one!

Sent to your email

I'll reply tonight. I
think ZBA chairman
posting should be
added, unless that's
already been done
and I missed it...?

I think ZBA
appointed Jeff
Scott several
meeting ago. Then
the ZBA appoints
the chair?



iMessage





Sara >

the ZBA appoints
the chair?

Ok. Thanks

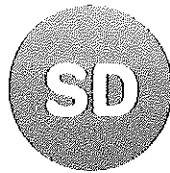


Greg did not get reappointed as you know after the primary in August so they appointed Jeff Scott. Not sure about the selection of the chair. The PC would be responsible for nominating and voting for the positions I believe but Cunningham



iMessage





Sara >

reappointed as you know after the primary in August so they appointed Jeff Scott. Not sure about the selection of the chair. The PC would be responsible for nominating and voting for the positions I believe but Cunningham has just made those appointments in the past.

Good to ask either way!

Delivered

+ iMessage





Dean >

Sun, Dec 1 at 9:39 PM

Hi Dean, I sent you to your email a proposed amendment to our Tuesday Board Meeting agenda. Let me know tomorrow if you have any feedback, additions, etc!

Mon, Dec 2 at 8:42 AM

Do you have a minute to talk

On a call right now.
Can you give me 5



iMessage

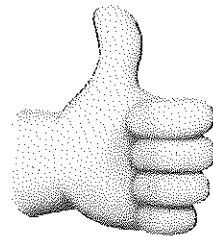




Dean >

On a call right now.
Can you give me 5

Available when ever
you have a minute
thanks



Sorry, I am being
pulled into another
meeting for 30
mins. Call you
after!

No problem like i
said when you have



iMessage





Dean

after!

**No problem like i
said when you have
a chance**

**It is in the our
planning
commission bylaws
that they can be
removed by the
township board**

**Excellent! Thank
you!**

**Greg is on board
with the additions
to the agenda**



iMessage





Dean

with the additions
to the agenda

That good to hear

Indeed. I am just
going through
Sara's feedback but
I think we will be
good to go..

**Maybe for the
purpose of
transparency greg
should amend the
agenda now versus
us doing it at
meeting**

When I talked with



iMessage





Dean

meeting

When I talked with him, he said for me to do it at the meeting. Once I get through Sara comments, I will send the final to Pam and Jennifer so they know what is coming...

14 April 2010 - Amendment 101 (meeting frequency and work)
14 June 2011 - Amendment - General membership through the MI Housing Act, now Section 060
11 February 2018 - Amendment - Add 402 (Subcommittee) and 403 (Workshop Meeting)

Definition:

Misfeasance is the act of doing something which one should not do or which one is prohibited from doing by a legal or moral obligation, with an intention to do wrong.

Malfeasance is the unlawful, avoidable error, mistake or omission while managing the business, office or other responsibilities entrusted on a person, causing loss or damage or reducing the value or work of such mistakes. A malfeasance becomes a nonfeasance when the act was performed with intention to cause loss.

Nonfeasance is failure or refusal to perform a task that ought to be performed. It is different from "misfeasance" meaning improper performance or "malfeasance" meaning illegal or unethical performance.



Per our bylaws
nonfeasance is
what we would



iMessage





Dean

**Per our bylaws
nonfeasance is
what we would
want per these
definitions**

**3 year doesn't
specify if
staggered or not**

**Ok, thanks for
investigating!**

**I will work on the
attendance matrix..**

Ok thanks

Mon, Dec 2 at 3:44 PM



iMessage





Dean >

Mon, Dec 2 at 3:44 PM

I just sent over the
2024 PC
attendance report.
Let me know if you
have any questions!

Tue, Dec 3 at 5:20 PM

**Hey bring a copy of
your agenda with
breakdown please. I
was going to print
but out of ink again
lol**

**Got 7 copies
already printed!** 😎



iMessage





Dean

Thu, Dec 5 at 5:58 PM

What document format do you want? MA word? Text file? It will need to be on Township letterhead in the end...

**Doesn't matter
want ever is easier**

Ok. I will send the text in an email like I did for the agenda items, then you can copy and paste as you desire. I will



iMessage





Dean >

items, then you can copy and paste as you desire. I will start work on reviewing the laws now

Great, thanks!

Thu, Dec 5 at 8:03 PM

PC letter and legal reference just emailed to you. Let me know if you have any questions!

I will work on the agenda as we spoke of



iMessage





Dean >

I will work on the agenda as we spoke of tomorrow ..

The letter looks great and i agree the bylaws support us

Indeed!

We need to make sure that Greg send a personalized letter to each and not just a group letter. What do you think?



iMessage





Dean

letter. What do you think?



Yes has to be address to each individual

Sat, Dec 7 at 11:13 AM

Sorry - butt dial 🤪

Sun, Dec 8 at 7:32 PM

Hi Dean, have you seen a copy of the changes to the Non-feasance? Also, has he sent



iMessage





Dean

Also, has he sent you and agenda draft for the. Oars meeting on the 17? Just checking...

No I haven't

Ok, thanks. Kevin Ross has pushed to make sure that Tuesday's PC meeting that they vote on the officers (not likely to vote for me as vice-chair or Secretary...) lol

Lol but they will be surprised when



iMessage





Dean >

Lol but they will be surprised when they get there letter of charges and will probably have to reelect officers

Right. Unless Greg has taken the bite out of what we submitted to him. Which is why I asked if you had seen his changes.

He cant has to be worded pretty much as we sent



iMessage





Dean >

worded pretty
much as we sent

Ok, we will need to check in with him tomorrow. He will probably be running it by the lawyer would be my guess. I agree with you about the directness of the current wording we provided..

He wont be home
till tomorrow
sometime

Right



iMessage





Dean

Tue, Dec 17 at 11:06 PM



**Planning
Commis-
sion
Laws a...**

PDF
Document ·
16 KB



**PLAN-
NING-
COMMIS-
SION-B...**

PDF
Document ·
194 KB



**mcl-
Act-110-
of-2006.**



iMessage





Dean

pdf

**NING-
COMMIS-
SION-B...**

PDF
Document ·
194 KB

pdf

**mcl-
Act-110-
of-2006.
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PDF
Document ·
110 KB

pdf

**mcl-
Act-33-
of-2008.
pdf**

PDF
Document ·
85 KB



iMessage



Planning Commission Laws and By-Laws

12/3/24 6:55 PM



PLANNING-
COMMISSI...



mcl-
Act-110-



mcl-Act-33-
of-2008



Greg

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

Read 11/20/24

iMessage

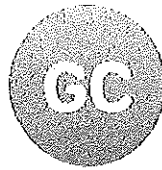
Sun, Dec 1 at 10:33 PM

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

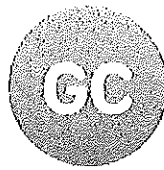
Mon, Dec 2 at 3:45 PM

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



Message





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.

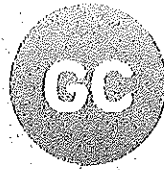
OK

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



Message





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

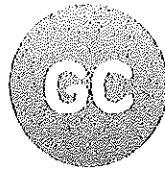
I like your logic here.

More to talk about for sure...



iMessage





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 1:01PM

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



I am in trouble

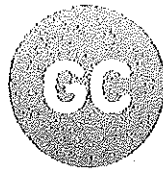
Wed, Dec 11 at 5:59PM

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 5:59PM

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



iMessage





Greg >

struck out from RE discussions

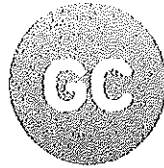
Where can I find any information on it?

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 Iosca Twp and they also have developers at their



Message





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



Fwd: Non-Feasance Letter

From Dean Haase <deanhaase@hotmail.com>
Date Thu 12/5/2024 9:25 PM
To GREG Carnes <carnesgj@hotmail.com>

 3 attachments (382 KB)

mcl-Act-33-of-2008.pdf; mcl-Act-110-of-2006.pdf; PLANNING-COMMISSION-BYLAWS-2018.pdf;

To <NAME>
Tyrone Township Planning Commission

Due to your attendance during calendar year 2024, you have attended less than 80% of held meetings and as a result, we are bringing you up on charges of non-feasance. We will hold a public hearing where you will be able to defend yourself for possible removal from your appointment. If you do not show up for this meeting (date to be determined), then the Tyrone Township Board will notify you of our decision regarding your appointment after the meeting is held.

Greg Carnes
Tyrone Township Supervisor Sent from my iPad

Begin forwarded message:

From: Chris Ropeta <chris@gridroads.net>
Date: December 5, 2024 at 8:03:22 PM EST
To: Dean Haase <deanhaase@hotmail.com>
Subject: Non-Feasance Letter

Hi Dean, here is the letter we spoke about. I am also including copies of the 2 Michigan laws that govern the planning commission for your reference if you desire, but this is the primary section that speaks about removal of a member.

Page 4 of the attached Michigan Planning Enabling Act. Act 33 of 2008

125.3815 Planning commission; membership; appointment; terms; vacancy; representation; qualifications; ex-officio members; board serving as planning commission; removal of member; conditions; conflict of interest; additional requirements

Section 15, subsection (9) on page 5 states:

(9) The legislative body may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. The member is disqualified from voting on the matter if so provided by the bylaws or by a majority vote of the remaining members of the planning commission. Failure of a member to disclose a potential conflict of interest as required by this subsection constitutes malfeasance in office. Unless the legislative body, by ordinance, defines conflict of interest for the purposes of this subsection, the planning commission shall do so in its bylaws

Non-Feasance Letter

Thursday, December 5, 2024

5:59 PM

To <NAME>

Tyrone Township Planning Commission

Due to your attendance during calendar year 2024, you have attended less than 80% of held meetings and as a result, we are bringing you up on charges of non-feasance. We will hold a public hearing where you will be able to defend yourself for possible removal from your appointment. If you do not show up for this meeting (date to be determined), then the Tyrone Township Board will notify you of our decision regarding your appointment after the meeting is held.

Greg Carnes

Tyrone Township Supervisor

Created with OneNote.

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 Moughier'; '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)
 - i. Township board will track any requests or questions and either answer them during the meeting or follow-up before or at the next meeting
 - 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

- 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

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

NOTICE from Winegarden, Haley, Lindholm, Tucker & Himelhoch, PLC. : This message and its attachments are confidential and may be protected by the attorney/client privilege. If you are not the named addressee or if this message has been addressed to you in error, you are directed not to read, disclose, reproduce, distribute, disseminate or otherwise use this transmission. Please notify the sender immediately by e-mail and delete and destroy this message and its attachments.

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:

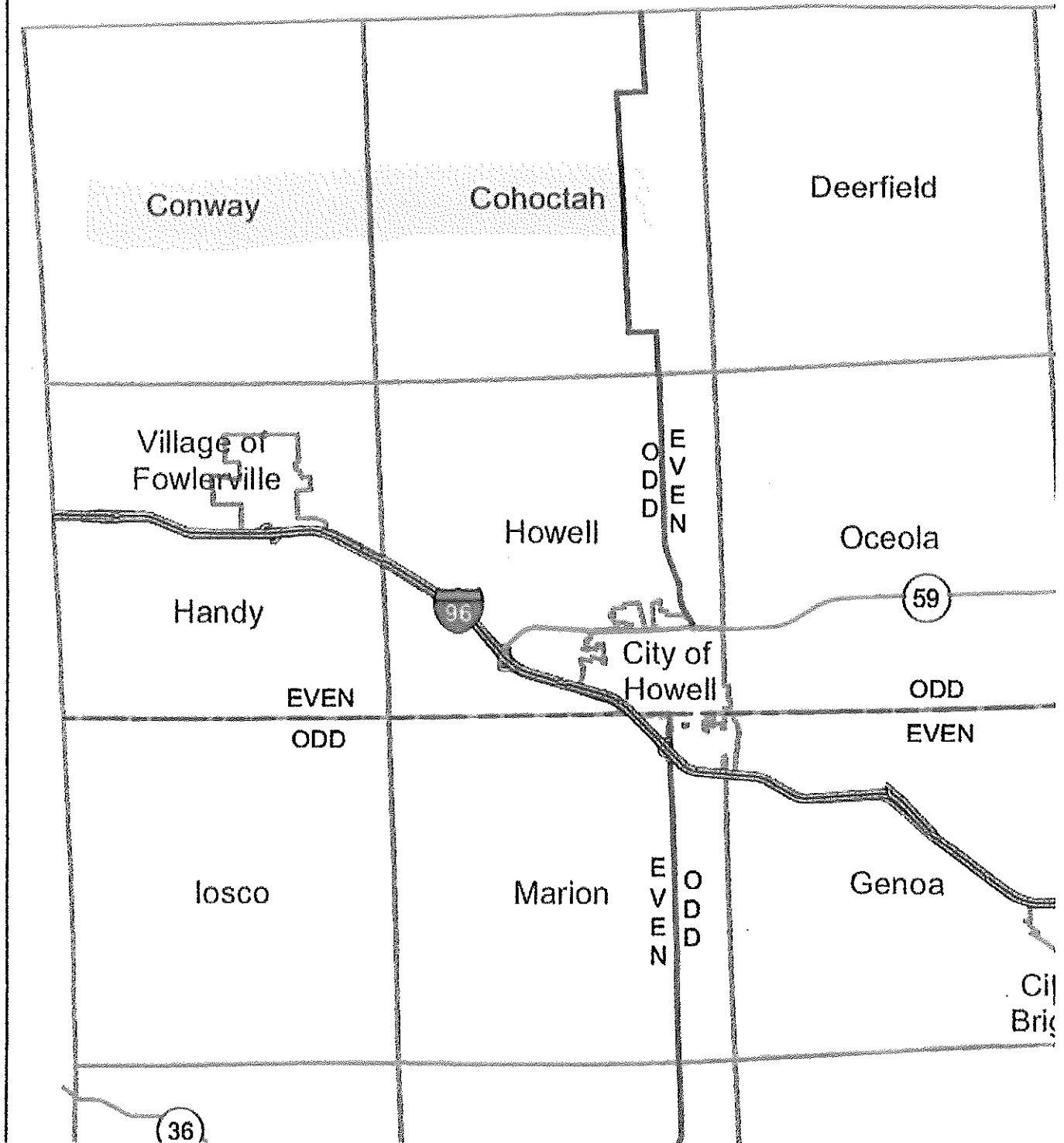
"In the interest of transparency and the township's commitment to keep residents informed on solar developments within the township, the Cohoctah Township Board of Trustees is providing the following information. An email was sent to each board member late Monday night and received on Tuesday, December 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 [REDACTED]
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
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 - 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

[Get Outlook for iOS](#)

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

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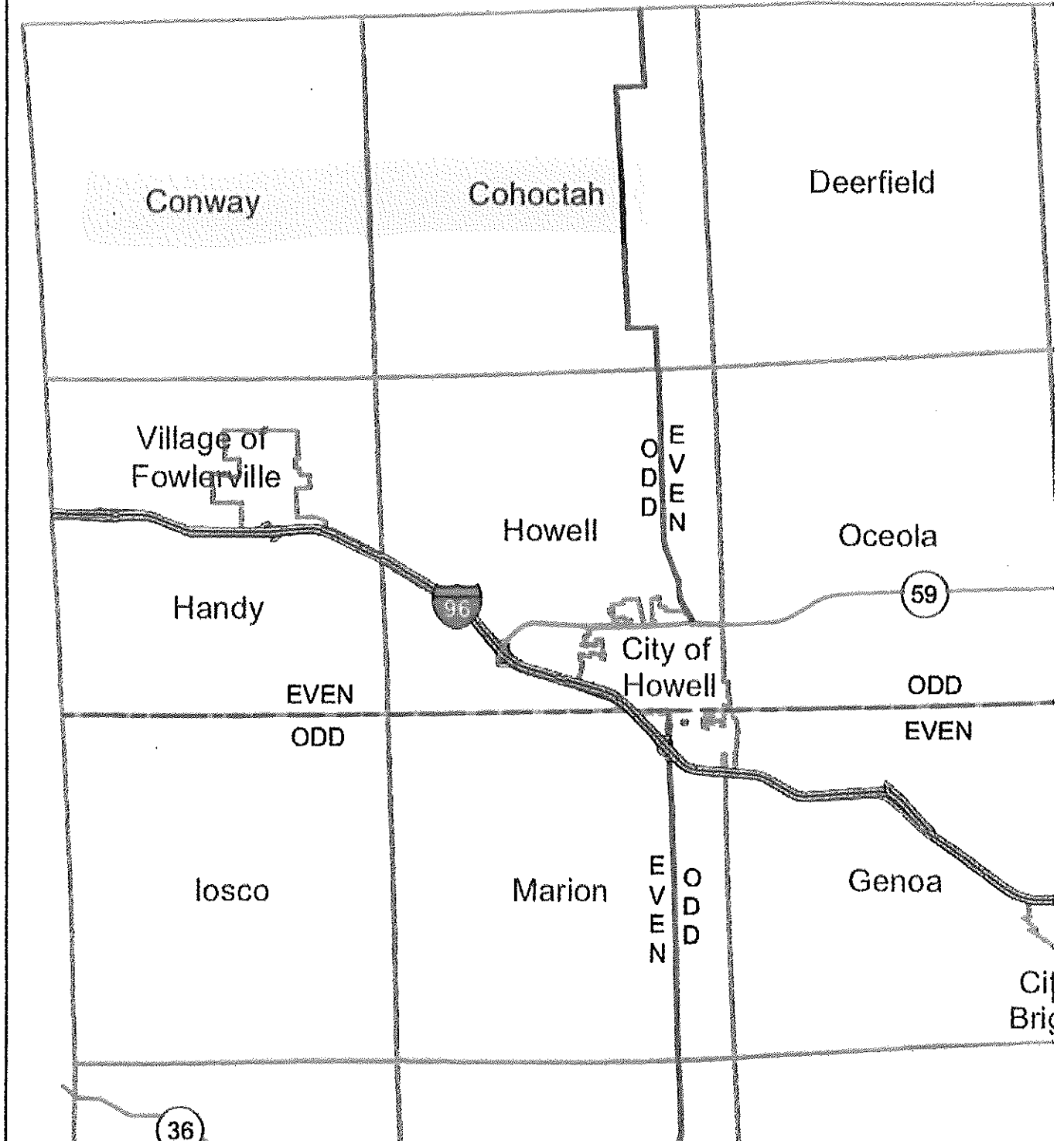
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Supervisor
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Livingston County, MI
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mwfosdick@gmail.com

December 2, 2024

VIA CERTIFIED U.S. MAIL & E-MAIL

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Sincerely,

Paul Harris

Vice President, Headland Solar, LLC

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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 [REDACTED]

From: Greg Carnes <gcarnes@tyronetownship.us>
Sent: Tuesday, December 17, 2024 3:02 PM
To: chris.ropeta [REDACTED]
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.

Get Outlook for iOS

From: chris.ropeta [REDACTED]
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 [REDACTED] Dean Haas [REDACTED] Herm Ferguson [REDACTED] Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey [REDACTED]
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 [REDACTED] Dean Haas [REDACTED] Herm Ferguson [REDACTED] Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey [REDACTED]
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

From: chris.ropeta@gmail.com
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)
 - i. Township board will track any requests or questions and either answer them during the meeting or follow-up before or at the next meeting
 - 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

- 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

Created with OneNote.

chris.ropeta@gmail.com

From: chris.ropeta@gmail.com
Sent: Monday, December 9, 2024 4:25 PM
To: 'Ross Nicholson'
Subject: RE: Extractive Sites overlay to current zoning map

Thank you Ross, that's exactly what I was looking for. I appreciate the map!

Chris

From: Ross Nicholson <rnicholson@tyronetownship.us>
Sent: Monday, December 9, 2024 9:20 AM
To: chris.ropeta@gmail.com
Subject: RE: Extractive Sites overlay to current zoning map

Hi Chris,

Please see attached. The two sites are highlighted in red and it is noted which one is active and which is inactive.

I hope this helps!

Ross Nicholson

Director of Planning & Zoning

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



www.tyronetownship.us

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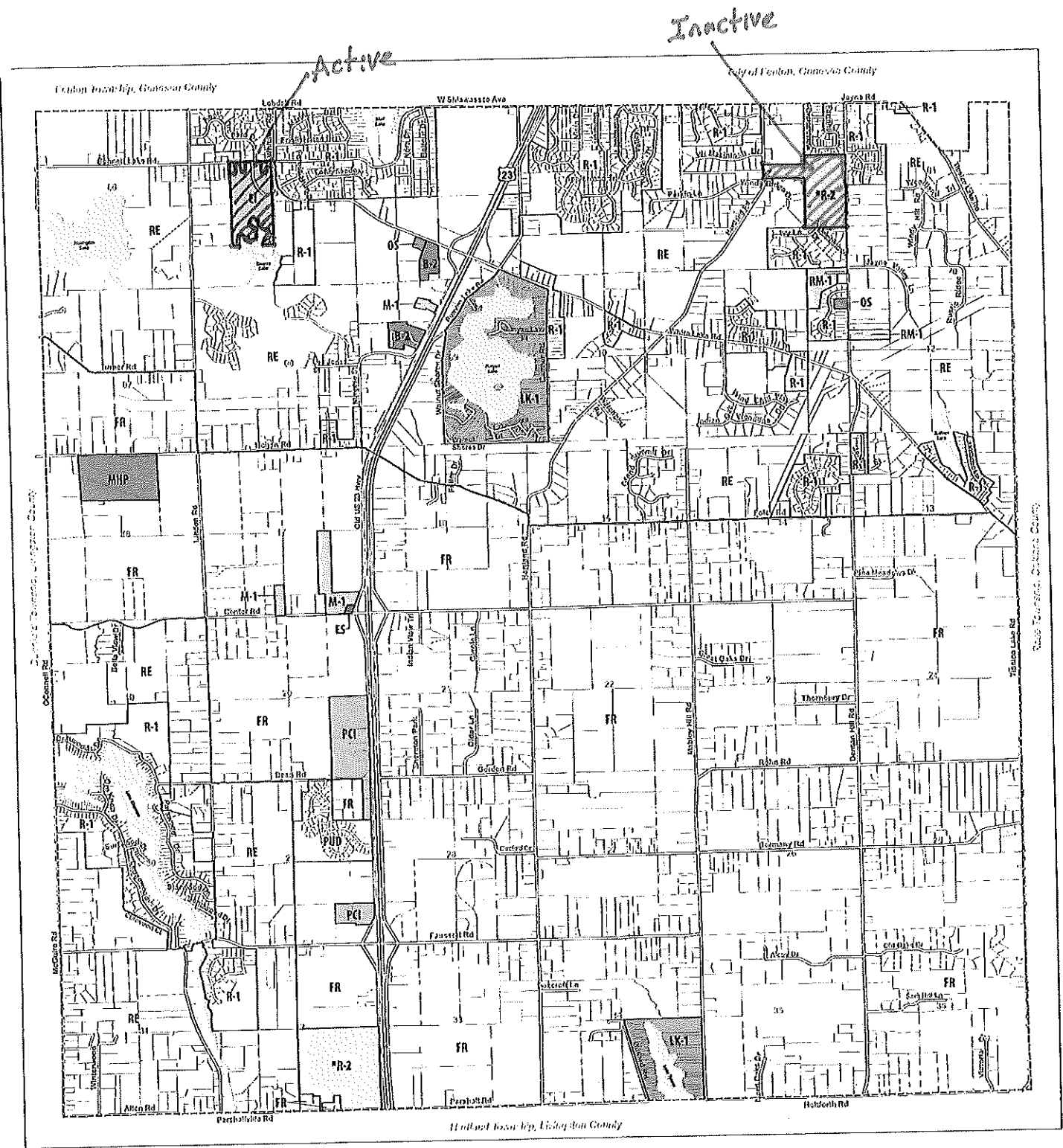
From: chris.ropeta@gmail.com <chris.ropeta@gmail.com>
Sent: Sunday, December 8, 2024 8:05 PM
To: Ross Nicholson <rnicholson@tyronetownship.us>
Subject: Extractive Sites overlay to current zoning map

Hi Ross,

Can you please provide me with an overlay map that shows the current extractive industrial sites – both active and inactive – in Tyrone Township overlaid on our current zoning map? This would include any gravel pits and other sites that meet this classification. Any help is greatly appreciated. Thank you!

Best Regards,

Chris Ropeta
Tyrone Township Trustee and
Ex-Officio Planning Commissioner



July 20, 2017

Zoning Map

Tyrone Township, Livingston County, Michigan

Zoning District

- FR Farming Residential
- RE Rural Estate
- R-1 Single Family Residential
- R-2 Single Family Residential
- RM-1 Multiple Family Residential
- LK-1 Lake Front Residential
- MHP Manufactured Home Park
- B-1 Local Business
- B-2 Community Business
- OS Office Service
- ES Expressway Service
- M-1 Light Manufacturing
- M-2 Heavy Industrial
- ROM Research Office-Manufacturing
- EI Extractive Industry
- PUD Planned Unit Development
- PCS Planned Commercial Services
- PCI Planned Commercial Industrial
- PIRO Planned Industrial Research and Office
- Township Boundary
- * Consent Judgment

NOTE

This map represents generalized zoning district boundaries. Exact zoning district boundaries should be confirmed by parcel descriptions and detailed maps that accompany zoning ordinances and that are maintained as separate by Tyrone Township.

CERTIFICATION

I, MARCELLA HUSTED, CLERK OF THE TOWNSHIP OF TYRONE, LIVINGSTON COUNTY, DO HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE MAP ADOPTED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF TYRONE ON OCTOBER 21, 2003, AS WELL AS THOSE AMENDMENTS MADE AS OF REVISION DATE.

MARCELLA HUSTED, CLERK, TYRONE TOWNSHIP

Date: _____

REVISION DATES

REVISION DATE	DESCRIPTION
04/20/19, 2018	May 5, 2018
04/11, 2009	
February 3, 2015	
January 4, 2015	

HEET 6 1000 1000



Real Estate Services and Engineering

chris.ropeta@gmail.com

From: chris.ropeta@gmail.com
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: Chris Ropeta <chris.ropeta@gmail.com>
Sent: Thursday, December 12, 2024 8:49 PM
To: Pam Moughler
Subject: Re: Message from "RNP583879538CAA"

Thank you Pam!

[Get Outlook for iOS](#)

From: Pam Moughler <pmoughler@tyronetownship.us>
Sent: Thursday, December 12, 2024 6:05:15 PM
To: Greg Carnes <gcarnes@tyronetownship.us>; Jennifer Eden <jeden@tyronetownship.us>; chris.ropeta@gmail.com <chris.ropeta@gmail.com>; Dean Haase (deanhaase@hotmail.com) <deanhaase@hotmail.com>; Sara Dollman-Jersey <snydersj79@gmail.com>; Herman Ferguson <herm.ferguson72@gmail.com>
Subject: Fw: Message from "RNP583879538CAA"

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From: scanner@tyronetownship.us <scanner@tyronetownship.us>
Sent: Wednesday, December 11, 2024 12:30:09 PM
To: Pam Moughler <pmoughler@tyronetownship.us>
Subject: Message from "RNP583879538CAA"

This E-mail was sent from "RNP583879538CAA" (IM C3000).

Scan Date: 12.11.2024 12:30:09 (-0500)
Queries to: scanner@tyronetownship.us

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 <deanhaase@hotmail.com>; Herm Ferguson <herm.ferguson72@gmail.com>; Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey <snydersj79@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 <deanhaase@hotmail.com>; Herm Ferguson <herm.ferguson72@gmail.com>; Jennifer Eden <jeden@tyronetownship.us>; Pam Moughler <pmoughler@tyronetownship.us>; Sara Dollman-Jersey <snydersj79@gmail.com>
Subject: Re: Township Board Packet, December 17, 2024

I am requesting to strike item 4