

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

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

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

**ABSENT:** Commissioner Perry Green

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

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

**PLEDGE OF ALLEGIANCE:**

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

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

**OLD BUSINESS:**

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

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

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

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

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

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

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

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

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

**NEW BUSINESS:** None

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

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