

**TYRONE TOWNSHIP PLANNING COMMISSION  
WORKSHOP MEETING AGENDA  
February 16, 2022- 6:00 PM**

**This meeting will be held at the Tyrone Township Hall  
with remote access via Zoom Videoconferencing**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF THE AGENDA:**

**CALL TO THE PUBLIC:**

**OLD BUSINESS:**

1) Master Plan

**NEW BUSINESS:**

1) None

**CALL TO THE PUBLIC:**

**MISCELLANEOUS BUSINESS:**

**ADJOURNMENT:**

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Join Zoom Meeting

<https://us02web.zoom.us/j/86448314320>

Meeting ID: 864 4831 4320

Passcode: 123456

One tap mobile

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+13017158592,,86448314320#,,, \*123456# US (Washington DC)

Dial by your location

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+1 301 715 8592 US (Washington DC)

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Meeting ID: 864 4831 4320

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## DRAFT Tyrone Township Master Plan Community Survey

Tyrone Township is updating its Master Plan. The Master Plan outlines the future vision of the community's land use and development over the next 20 years.

The Master Plan includes goals, objectives, and policies for public facilities and infrastructure and defines the desired nature of future development in the community.

This community survey is designed to gather your thoughts and opinions on various topics. This community survey and your input serves as a tool to help the Township develop the Master Plan.

This survey should take roughly **X to X** minutes to complete. Your answers will be anonymous.

In addition to this community survey, the Township will hold several community visioning sessions for the Master Plan.

Thank you for helping to shape the future of Tyrone Township.

### BASIC INFORMATION

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1) Please check all that apply:

- |                       |                                     |
|-----------------------|-------------------------------------|
| <input type="radio"/> | I live in Tyrone Township           |
| <input type="radio"/> | I own land in Tyrone Township       |
| <input type="radio"/> | I own a business in Tyrone Township |
| <input type="radio"/> | I work in Tyrone Township           |
| <input type="radio"/> | I live in a nearby community        |

2) If you live in Tyrone Township, how long have you lived here? (Select one)

- |                       |                    |
|-----------------------|--------------------|
| <input type="radio"/> | Less than 5 years  |
| <input type="radio"/> | 5 to 10 years      |
| <input type="radio"/> | 11 to 15 years     |
| <input type="radio"/> | 16 to 20 years     |
| <input type="radio"/> | 21 to 25 years     |
| <input type="radio"/> | More than 25 years |

3) If you do not live in Tyrone Township, what community do you live in?

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4) What is your age? (Select one)

- |                       |                  |
|-----------------------|------------------|
| <input type="radio"/> | Under 18 years   |
| <input type="radio"/> | 18 to 29 years   |
| <input type="radio"/> | 30 to 39 years   |
| <input type="radio"/> | 40 to 49 years   |
| <input type="radio"/> | 50 to 59 years   |
| <input type="radio"/> | 60 to 69 years   |
| <input type="radio"/> | 70 years or over |

5) What is your gender? (Select one)

- |                       |                        |
|-----------------------|------------------------|
| <input type="radio"/> | Male                   |
| <input type="radio"/> | Female                 |
| <input type="radio"/> | Other                  |
| <input type="radio"/> | Prefer not to identify |

6) What is your employment status? (Select all that apply)

- |                       |                    |
|-----------------------|--------------------|
| <input type="radio"/> | Employed full time |
| <input type="radio"/> | Employed part time |
| <input type="radio"/> | Unemployed         |
| <input type="radio"/> | Self employed      |
| <input type="radio"/> | Stay-at-home       |
| <input type="radio"/> | Retired            |
| <input type="radio"/> | Student            |

7) If employed, what community are you employed in?

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8) How many people live in your household?

- |                       |           |
|-----------------------|-----------|
| <input type="radio"/> | 1         |
| <input type="radio"/> | 2         |
| <input type="radio"/> | 3         |
| <input type="radio"/> | 4         |
| <input type="radio"/> | 5         |
| <input type="radio"/> | 6 or more |

9) How many people aged 18 and under live in your household? (Select one)

- |                       |           |
|-----------------------|-----------|
| <input type="radio"/> | 1         |
| <input type="radio"/> | 2         |
| <input type="radio"/> | 3         |
| <input type="radio"/> | 4         |
| <input type="radio"/> | 5 or more |

10) How many people aged 70 or older live in your household? (Select one)

- |                       |           |
|-----------------------|-----------|
| <input type="radio"/> | 1         |
| <input type="radio"/> | 2         |
| <input type="radio"/> | 3         |
| <input type="radio"/> | 4 or more |

11) How would you describe where you live (Select one)

- |                       |  |
|-----------------------|--|
| <input type="radio"/> | Single-family house on a larger lot (3 acres or larger)  |
| <input type="radio"/> | Single-family house on a smaller lot (less than 3 acres) |
| <input type="radio"/> | Single-family house in a subdivision                     |
| <input type="radio"/> | Single-family house in a lake area                       |
| <input type="radio"/> | Duplex or two-family                                     |
| <input type="radio"/> | Accessory dwelling                                       |
| <input type="radio"/> | Apartment  |
| <input type="radio"/> | Condominium building                                     |
| <input type="radio"/> | Mobile home  |
| <input type="radio"/> | Farm   |
| <input type="radio"/> | Other: (Please specify)                                  |

## HOUSING QUESTIONS

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12) How would you describe the level or residential development in the Township over the past 10 years? (Select one)

- |                       |             |
|-----------------------|-------------|
| <input type="radio"/> | Too much    |
| <input type="radio"/> | About right |
| <input type="radio"/> | Too little  |

13) If you own your dwelling, how long have you owned it? (Select one)

- |                       |                    |
|-----------------------|--------------------|
| <input type="radio"/> | Less than 5 years  |
| <input type="radio"/> | 5 to 10 years      |
| <input type="radio"/> | 11 to 15 years     |
| <input type="radio"/> | 16 to 20 years     |
| <input type="radio"/> | 21 to 25 years     |
| <input type="radio"/> | More than 25 years |

14) There is a good variety of housing options/types available in the Township: (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

15) There is a good variety of housing price ranges available in the Township: (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

16) What level of support do you have for the following types of residential development?

	Strongly Support	Support	Oppose	Strongly Oppose
Single-family on larger lot (3 acres or larger)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family on smaller lot (less than 3 acres)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family subdivision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplex/Two-family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory dwellings (in-law suites, granny flats)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments/Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior housing (65 and older)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable housing (spending less than 1/3 of income for housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17) I would support residential development with smaller lots if it required preservation of open space, natural features, or working farmland: (Select one)

<input type="radio"/>	Strongly agree
<input type="radio"/>	Agree
<input type="radio"/>	Disagree
<input type="radio"/>	Strongly disagree

18) What other comments do you have about housing in Tyrone Township?

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## NONRESIDENTIAL QUESTIONS

19) How would you describe the level of nonresidential (commercial/industrial) development in the Township over the past 10 years? (Select one)

- |                       |             |
|-----------------------|-------------|
| <input type="radio"/> | Too much    |
| <input type="radio"/> | About right |
| <input type="radio"/> | Too little  |

20) There is an appropriate variety of commercial activities available in the Township: (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

21) What level of support do you have for the following types of nonresidential development?

	Strongly Support	Support	Oppose	Strongly Oppose
Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small or local restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large or chain restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drive-through restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small industrial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large industrial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High-tech industrial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

22) What level of support do you have for the following character of nonresidential development?

	<b>Strongly Support</b>	<b>Support</b>	<b>Oppose</b>	<b>Strongly Oppose</b>
Suburban/Greenfield (development on previously undeveloped lands)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infill/Redevelopment (development on land previously developed or in areas already developed)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scattered (development not concentrated in a specific area)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
US-23 Corridor (along the US-23 corridor)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
US-23 Ramps (focused near the US-23 exit and entrance ramps)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near City of Fenton	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use (mix of nonresidential and residential uses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

23) What other comments do you have about nonresidential development in Tyrone Township?



## PUBLIC SERVICES QUESTIONS

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*Tyrone Township does not have its own fire department. It contracts this service from the City of Fenton, Fenton Township, and Hartland Deerfield.*

24) How would you describe the current level of fire protection services in the Township?  
(Select one)

- |                       |            |
|-----------------------|------------|
| <input type="radio"/> | Excellent  |
| <input type="radio"/> | Good       |
| <input type="radio"/> | Adequate   |
| <input type="radio"/> | Poor       |
| <input type="radio"/> | Don't know |

25) Have you had interaction with fire protection services in the Township in the past five years? (Select one)

- |                       |     |
|-----------------------|-----|
| <input type="radio"/> | Yes |
| <input type="radio"/> | No  |

26) If yes, how would you rate your experience?

- |                       |                  |
|-----------------------|------------------|
| <input type="radio"/> | Very satisfied   |
| <input type="radio"/> | Satisfied        |
| <input type="radio"/> | Unsatisfied      |
| <input type="radio"/> | Very unsatisfied |

*Tyrone Township does not have its own police department. It contracts this service from the Livingston County Sheriff's Office.*

27) How would you describe the current level of police services in the Township? (Select one)

- |                       |            |
|-----------------------|------------|
| <input type="radio"/> | Excellent  |
| <input type="radio"/> | Good       |
| <input type="radio"/> | Adequate   |
| <input type="radio"/> | Poor       |
| <input type="radio"/> | Don't know |

28) Have you had interaction with police protection services in the Township in the past five years? (Select one)

- |                       |     |
|-----------------------|-----|
| <input type="radio"/> | Yes |
| <input type="radio"/> | No  |

29) If yes, how would you rate your experience? (Select one)

- |                       |                  |
|-----------------------|------------------|
| <input type="radio"/> | Very satisfied   |
| <input type="radio"/> | Satisfied        |
| <input type="radio"/> | Unsatisfied      |
| <input type="radio"/> | Very unsatisfied |

30) How would you describe code enforcement (zoning, blight, and other ordinance violations) in Tyrone Township? (Select one)

- |                       |            |
|-----------------------|------------|
| <input type="radio"/> | Excellent  |
| <input type="radio"/> | Good       |
| <input type="radio"/> | Adequate   |
| <input type="radio"/> | Poor       |
| <input type="radio"/> | Don't know |

31) Code enforcement is an important function of the Township. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

32) Have you had interaction with code enforcement in the Township in the past five years? (Select one)

- |                       |     |
|-----------------------|-----|
| <input type="radio"/> | Yes |
| <input type="radio"/> | No  |

33) If yes, how would you rate your experience?

- |                       |                  |
|-----------------------|------------------|
| <input type="radio"/> | Very satisfied   |
| <input type="radio"/> | Satisfied        |
| <input type="radio"/> | Unsatisfied      |
| <input type="radio"/> | Very unsatisfied |

*POSSIBLE QUESTIONS ABOUT SEWER SYSTEMS*

*POSSIBLE QUESTIONS ABOUT GARBAGE/RECYCLING/YARD WASTE COLLECTION*

34) What other comments do you have about public services in Tyrone Township?

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draft (02.11.2022) for Planning Commission Review

## CIRCULATION AND TRANSPORTATION QUESTIONS

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*Tyrone Township is not responsible for the construction or maintenance of roads within the Township. The Livingston County Road Commission is primarily responsible for public roads, and individual homeowners' associations are responsible for private roads.*

35) The road system in general is adequate for current traffic loads. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

36) The paved road system is adequate for current traffic loads. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

37) The unpaved road system is adequate for current traffic loads. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

38) How would you describe the condition of paved public roads in the Township? (Select one)

- |                       |            |
|-----------------------|------------|
| <input type="radio"/> | Excellent  |
| <input type="radio"/> | Good       |
| <input type="radio"/> | Adequate   |
| <input type="radio"/> | Poor       |
| <input type="radio"/> | Don't know |

39) How would you describe the condition of unpaved public roads in the Township? (Select one)

- |                       |            |
|-----------------------|------------|
| <input type="radio"/> | Excellent  |
| <input type="radio"/> | Good       |
| <input type="radio"/> | Adequate   |
| <input type="radio"/> | Poor       |
| <input type="radio"/> | Don't know |

40) How would you describe the condition of subdivision roads? (Select one)

- |                       |            |
|-----------------------|------------|
| <input type="radio"/> | Excellent  |
| <input type="radio"/> | Good       |
| <input type="radio"/> | Adequate   |
| <input type="radio"/> | Poor       |
| <input type="radio"/> | Don't know |

41) What level of support do you have for the following transportation improvements/options?

	Strongly Support	Support	Oppose	Strongly Oppose
Public, nonmotorized pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internal sidewalks in new developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pathways along public roads for new developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transportation (Mass Transportation Authority)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic circles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Millage dedicated to road improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Millage dedicated to nonmotorized improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park and ride/commuter parking lots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

42) If money were available, what improvements to the circulation/transportation system would you like to see?

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43) What other comments do you have about circulation/transportation in Tyrone Township?

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## RECREATION QUESTIONS

44) How would you describe recreational opportunities in the Township? (Select one)

<input type="radio"/>	Excellent
<input type="radio"/>	Good
<input type="radio"/>	Adequate
<input type="radio"/>	Poor
<input type="radio"/>	Don't know

45) Where do you go for recreational activities? (Select all that apply)

<input type="checkbox"/>	Commercial recreation (golf courses, private facilities)
<input type="checkbox"/>	State parks: (Please specify)
<input type="checkbox"/>	County parks: (Please specify)
<input type="checkbox"/>	Schools: (Please specify)
<input type="checkbox"/>	Parks in nearby communities: (Please specify)
<input type="checkbox"/>	Other: (Please specify)

46) What level of support do you have for the following types of recreation?

	Strongly Support	Support	Oppose	Strongly Oppose
Township park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
County park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Subdivision park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lake access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
River access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature preserves	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports field or court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

47) What other comments do you have about recreation in Tyrone Township?

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## NATURAL RESOURCES QUESTIONS

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48) It is important to protect surface water (lakes, rivers). (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

49) It is important to protect ground water. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

50) It is important to protect/preserve woodlands. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

51) It is important to protect/preserve wetlands. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

52) It is important to protect/preserve undeveloped natural areas. (Select one)

- |                       |                   |
|-----------------------|-------------------|
| <input type="radio"/> | Strongly agree    |
| <input type="radio"/> | Agree             |
| <input type="radio"/> | Disagree          |
| <input type="radio"/> | Strongly disagree |

53) It is important to protect/preserve working farms. (Select one)

<input type="radio"/>	Strongly agree
<input type="radio"/>	Agree
<input type="radio"/>	Disagree
<input type="radio"/>	Strongly disagree

54) It is important to protect/preserve dark skies. (Select one)

<input type="radio"/>	Strongly agree
<input type="radio"/>	Agree
<input type="radio"/>	Disagree
<input type="radio"/>	Strongly disagree

*Purchase of development programs preserve open space, working farms, and/or undeveloped natural areas by purchasing the right to develop that property in the future.*

55) I would support a millage dedicated to the purchase of development rights to preserve open space, working farms, or undeveloped natural areas. (Select one)

<input type="radio"/>	Strongly agree
<input type="radio"/>	Agree
<input type="radio"/>	Disagree
<input type="radio"/>	Strongly disagree

56) What other comments do you have about natural resources in Tyrone Township?

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## COMMUNICATION QUESTIONS

57) I feel like I am well-informed about Township activities and meetings. (Select one)

<input type="radio"/>	Strongly agree
<input type="radio"/>	Agree
<input type="radio"/>	Disagree
<input type="radio"/>	Strongly disagree

58) I would be interested in receiving communication or emails about the following Township activities or activities in the Township:

	Strongly Agree	Agree	Disagree	Strongly Disagree
Township Board meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planning Commission meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Board of Appeals meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Master planning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property taxes/assessments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

59) I learn about Township activities from the following sources:

	Often	Occasionally	Rarely	Never
Township website	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township social media	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emails from the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mail from the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Newspaper	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Radio	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other social medial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Word of mouth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other: (Please specify)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## QUALITY OF LIFE QUESTIONS

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60) How satisfied are you with the following characteristics of the Township?

	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Sense of community identity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to parks and recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of parks and recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to employment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of employment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to shopping opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of shopping opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to educational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garbage/recycling/yard waste collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

61) Are there any other comments you would like to share about Tyrone Township?

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**Carlisle | Wortman**  
ASSOCIATES, INC.

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February 15, 2022

# Master Plan Proposal for Tyrone Township, Michigan

## INTRODUCTION

Carlisle/Wortman Associates is pleased to submit the following proposal of services for Tyrone Township's Master Plan. This proposal is based on previous discussions and guidance from the Planning Commission.

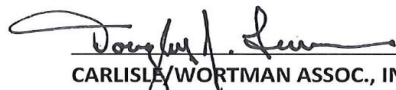
Please find enclosed a description of Carlisle Wortman staff to be dedicated to the project, a description of community engagement, a work plan, and a timeline.


This proposal assumes a rigorous revision of the current master plan or adoption of a new master plan. Estimated times are rough and may vary.

We propose a not-to-exceed amount of \$35,500 for this effort. Aside from the four proposed visioning sessions, all meetings would take place at regularly-scheduled Planning Commission meetings or work sessions.

We look forward to discussing this with you in more detail!

Sincerely,  
Carlisle/Wortman Associates, INC

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

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

## CARLISLE WORTMAN STAFF

The following staff will be assigned to this project:

Doug Lewan, Executive Vice President	Principal in Charge
Zach Michels, AICP	Project Manager
Chris Nordstrom, Landscape Architect	Graphic Creation
Joe Blair	Planner and GIS Technician
Paul Ranalli	Graphic Design and Website

## COMMUNITY ENGAGEMENT

In order to gather input from the widest range of community stakeholders, we propose combining traditional community engagement techniques, such as visioning sessions and community surveys, with technology, such as a project website.

### Planning Commission

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The Township has determined that the Planning Commission will serve as the steering committee for the master planning process. It will help guide the process and build consensus around a comprehensive strategy for the Township.

Some specific tasks anticipated for the Planning Commission include:

- Review analysis and existing conditions
- Assist in gathering community input
- Work with Carlisle Wortman to review draft text, including goals, objectives, and strategies
- Hold a public hearing and make a recommendation to the Township Board for consideration
- Serve as the ongoing champions of the Master Plan during the planning process and plan implementation

### Project Website

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Carlisle Wortman will create and manage a project website that will be used throughout the master planning process. This website will serve as the one-stop location for information and include:

- Link to community survey
- Online engagement tools
- Frequently asked questions page
- Drafts of all documents

- Contact information
- Project calendar/schedule

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### Community Survey

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Carlisle Wortman will work with the Planning Commission to prepare a community survey and assist with materials to raise awareness of the survey throughout the community. We will also prepare and manage the online survey and provide a hard copy of the survey for distribution at the Township Hall. The Township will be responsible for distributing materials guiding community members to participate in the survey.

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### Visioning Sessions

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Carlisle Wortman will prepare and conduct four visioning sessions focusing on topics or geographic areas, to be determined by the Planning Commission. We anticipate asking for community feedback on topics like land use, housing, economic development, subareas, farmland preservation, and related zoning options.

It is anticipated these visioning sessions will be conducted at the Township Hall, but they may be held at other locations in the Township.

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### Display at Township Hall

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Carlisle Wortman will provide graphic information on the master plan project to be displayed at the Township Hall during the planning process.

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### Master Plan Public Hearing

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Carlisle Wortman will present the results of reviews by adjacent communities, groups in the Township, interested agencies, and the community as part of the master plan public hearing.

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## WORK PLAN

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The work plan has four basic phases: 1) Kick Off; 2) What You Have/Assets and Challenges; 3) What You Want/Visioning; and 4) Plan Development and Adoption. The phases are designed to generally build off earlier phases and are described below.

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### Phase 1: KICK OFF

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**1-3 months**

To finalize a work plan, Carlisle Wortman will work with the Township, through the Planning Commission, to help identify the “big picture” concerns and review options available for master plan development. Much of this work has been done already.

#### *Task 1.1: Confirm Scope and Work Plan*

This proposal is intended to confirm the scope of the work plan. It outlines the number and potential purpose of visioning sessions, time frame, and responsibilities for different tasks.

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Adjustments may be made to balance the scope of the work plan and the available budget.

*Task 1.2: Launch Master Plan Website*

Carlisle Wortman, with guidance from the Planning Commission, will design and launch a master plan website that will be updated and maintained throughout the master planning process. It will serve as a one-stop location for information on the master plan, including links to surveys, online engagement tools, frequently asked questions page, drafts of all documents, contact information, and project calendar.

The Township can include links to this website from its website and other platforms.

*Task 1.3: Prepare Community Survey*

Carlisle Wortman, with guidance from the Planning Commission, will prepare a community survey covering broad areas of interest. The community survey will be available through an online platform or hard copies at the Township Hall.

The Township will be responsible for distributing materials directing community members to participate in the community survey.

*Phase 1 Deliverables*

- Master plan project website launched
- Initial display for Township Hall
- Community survey live, with hard copies available at the Township Hall
- Materials directing community members to the community survey

**Phase 2: WHAT YOU HAVE/ASSETS & CHALLENGES**

**3-6 months**

In order to plan for the future, it is necessary to understand current conditions by conducting background studies and documenting current conditions. Some tasks in this phase may take place concurrently with tasks in Phase 1. This phase will consist of the following tasks:

*Task 2.1: Collect and Analyze Community Profile/Demographics*

Carlisle Wortman will collect and update the community profile for the master plan using the most recent information from the US Census, as well as information from the county, state, SEMCOG, and other sources.

*Task 2.2: Review and Analyze Existing Plans*

Carlisle Wortman will review plans of surrounding communities, Livingston County, SEMCOG, MDOT, other agencies, and other Township-generated plans. Information and findings from these plans will be incorporated into the master plan and public input sessions.

*Task 2.3: Inventory Existing Land Use*

Carlisle Wortman will review existing land use information, including PA 116 Lands, and prepare maps, to be verified by the Planning Commission. Maps and information will be incorporated into the master plan and public input sessions.

*Task 2.4: Inventory Natural Resources*

Carlisle Wortman will review natural resources information, including woodlands, wetlands, water, slopes, and soils, and prepare maps, to be verified by the Planning Commission. Maps and information will be incorporated into the master plan and public input sessions.

*Task 2.5: Inventory Infrastructure and Services*

Carlisle Wortman will review existing infrastructure and public service information and prepare maps, to be verified by the Planning Commission. Maps and information will be incorporated into the master plan and public input sessions.

*Task 2.6: Subarea Assets and Challenges*

Carlisle Wortman will use information developed in the above phases to identify specific assets and challenges for four identified subareas in the community.

*Phase 2 Deliverables*

- Community profile
- Existing land use map and table
- Natural resources map
- Infrastructure map
- Subarea maps

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**Phase 3: WHAT YOU WANT/VISIONING**

**4-8 months**

With an understanding of current conditions, the focus of master plan development shifts to what the community wants to be in the future. It is our understanding that a more-robust public engagement process will be important to Tyrone Township. This phase will consist of the following tasks:

*Task 3.1: Visioning Sessions*

Carlisle Wortman will prepare materials and facilitate four visioning sessions. These visioning sessions are intended to gather community input to help guide the development of goals and objectives, future land use, and subarea plans. Visioning sessions can be of a general nature, focus on a specific issue or area, or include a specific group, with Planning Commission guidance and confirmation of the final topics. It is anticipated that the visioning sessions will be held at the Township Hall, but they may be held at alternate sites in the community.

*Task 3.2: Develop Goals and Objectives*

Based on information gathered from background studies and the community, Carlisle Wortman will prepare draft goals and objectives, to be refined and endorsed by the Planning Commission. Review may also include community workshop at either a Planning Commission meeting or work session.

*Task 3.3: Develop Future Land Use*

*Based on information gathered from background studies and the community, Carlisle Wortman will prepare draft future land use, to be refined and endorsed by the Planning Commission. Review may also include community workshop at either a Planning Commission meeting or work session.*

*Task 3.4: Develop Subarea Plans*

Carlisle Wortman will prepare four or five subarea plans, based on information gathered from background studies and the community, to be refined and endorsed by the Planning Commission. Review may also include community workshop at either a Planning Commission meeting or work session.

*Task 3.5: Develop Implementation Plan*

Carlisle Wortman will prepare an implementation plan, to be refined and endorsed by the Planning Commission.

*Phase 3 Deliverables*

- Visioning session summaries/findings
- Goals and objectives
- Future land use map
- Subarea plans
- Implementation plan



#### **Phase 4: PLAN DEVELOPMENT & ADOPTION**

**6-10 months**

Following general consensus on the community's vision, the master plan document is prepared, reviewed, and adopted. Development of portions of the draft master plan can take place at the same time as earlier phases. This phase will consist of the following tasks:

##### *Task 4.1: Prepare Initial Draft*

Carlisle Wortman will prepare a draft master plan, based on guidance from the goals and objectives, future land use, and subarea plans. The master plan will be highly-graphical, with an emphasis on user friendliness. Carlisle Wortman will also prepare snapshot informational posters of the draft master plan for use at public meetings and display in the community.

##### *Task 4.2: Prepare Distribution Draft*

Once a draft has been forwarded by the Planning Commission and approved by the Township Board for distribution, the Township will distribute copies of the draft master plan to surrounding communities and other interested parties for their review and comment or may assist the Township with this task. The document will be hosted on the master plan website, with Carlisle Wortman providing a QR code and short URL to the Township. Surrounding communities and other interested parties have 63 days to review the draft master plan and provide comments.

##### *Task 4.3: Conduct Public Hearing*

The Township must hold at least one public hearing on the draft master plan. The Township will prepare notices for the public hearing. Carlisle Wortman will provide assistance, as needed, with public hearing notices and will provide materials for the public hearing.

##### *Task 4.4: Prepare Final Draft*

Based on guidance from the Township following the public hearing and comment period, Carlisle Wortman will revise the master plan accordingly for final review by the Planning Commission and adoption by the Township Board.

##### *Task 4.5: Adopt Master Plan*

It is anticipated that the Township Board will assume the authority to adopt the master plan by resolution and have final authority on its adoption. Carlisle Wortman can prepare draft resolutions for the Township to consider and attend a Township Board meeting to present the master plan and answer any questions.

##### *Phase 4 Deliverables*

- Initial master plan draft
- Informational posters for public meetings
- Revised master plan for distribution
- Final master plan draft
- Presentation boards (24" by 36")

- Future land use map (24" by 36")
- Bound, hardcopies of the adopted master plan (3)
- Digital copies of documents on flash drive or compact disk

draft for PC review (02.15.2022)

## TIMELINE

The timeline below is based on the workplan that has been developed through review with the Planning Commission. It is subject to change based on desires of the Township.

TASK	Month																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1.1: Confirm Scope and Work Plan																		
1.2: Launch Website ( <i>regular updates</i> )																		
1.3: Prepare/Launch Community Survey																		
<i>*Community Survey Active*</i>																		
2.1: Community Profile and Demographics																		
2.2: Review Existing Plans																		
2.3: Inventory Existing Land Uses																		
2.4: Inventory Natural Features																		
2.5: Inventory Infrastructure and Services																		
2.6: Subarea Assets and Challenges																		
3.1: Visioning Sessions																		
3.2: Develop Goals and Objectives																		
3.3: Develop Future Land Use																		
3.4: Develop Subarea Plans																		
3.5: Develop Implementation Plan																		
4.1: Prepare Initial Draft																		
4.2: Prepare Distribution Draft																		
<i>*Wait for Reviews*</i>																		
4.3: Conduct Public Hearing																		
4.4: Prepare Final Draft																		
4.5: Adoption!																		