

**TYRONE TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING AGENDA
March 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) MMMA Caregiver Special Land Use Amendments

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

ADJOURNMENT:

Join Zoom Meeting

<https://us02web.zoom.us/j/83050070434>

Meeting ID: 830 5007 0434

Passcode: 123456

One tap mobile

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Meeting ID: 830 5007 0434

Passcode: 123456

Find your local number: <https://us02web.zoom.us/j/kelyj02sx8>

OLD BUSINESS #1

Master Plan

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. It includes goals, objectives, and polices 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. Please skip questions you prefer not to answer.

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

1) Please check all that apply:

- | I live in Tyrone Township
- | I own land in Tyrone Township
- | I own a business in Tyrone Township
- | I work in Tyrone Township
- | I live in a nearby community

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

- | Less than 5 years
- | 5 to 10 years
- | 11 to 15 years
- | 16 to 20 years
- | 21 to 25 years
- | More than 25 years

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

4) What is your age? (Select one)

- Under 18 years
- 18 to 29 years
- 30 to 39 years
- 40 to 49 years
- 50 to 59 years
- 60 to 69 years
- 70 years or over

5) What is your gender? (Select one)

- Male
- Female
- Other
- Prefer not to identify

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

- Employed full time
- Employed part time
- Unemployed
- Self employed
- Stay-at-home
- Retired
- Student

7) If employed, what community are you employed in? [OR QUESTION #8]

8) If employed, how long is your average daily commute? [OR QUESTION #7]

- 10 minutes or less
- 11 - 20 minutes
- 21 - 30 minutes
- 31 - 45 minutes
- 45 minutes or more

9) How many people live in your household?

- 1
- 2
- 3
- 4
- 5
- 6 or more

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

- 0
- 1
- 2
- 3
- 4
- 5 or more

11) How many people aged 65 or older live in your household? (Select one)

- 0
- 1
- 2
- 3
- 4 or more

12) What is your (before taxes) annual household income? (Select one)

- \$19,999 or less
- \$20,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 or more

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

- Single-family house on a larger lot (3 acres or larger)
- Single-family house on a medium lot (1.75 to 3 acres)
- Single-family house on a smaller lot (less than 1.75 acres)
- Single-family house in a subdivision
- Single-family house in a lake area
- Duplex or two-family
- Accessory dwelling
- Apartment
- Condominium building
- Mobile home
- Farm
- Other: (Please specify)

draft (03.10.2022) for Planning Commission Review

HOUSING QUESTIONS

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

- Too much
- About right
- Too little

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

- Less than 5 years
- 5 to 10 years
- 11 to 15 years
- 16 to 20 years
- 21 to 25 years
- More than 25 years

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

- Strongly agree
- Agree
- Disagree
- Strongly disagree

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

- Strongly agree
- Agree
- Disagree
- Strongly disagree

18) 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 medium lot (1.75 to 3 acres)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family on smaller lot (less than 1.75 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 ~\$1,650 rent/month or ~\$265,000 mortgage)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19) I would support residential developments with smaller lots than otherwise allowed if it required the development to preserve open space, natural features, or working farmland: (Select one)

- Strongly agree
- Agree
- Disagree
- Strongly disagree

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

NONRESIDENTIAL QUESTIONS

21) 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 |

22) 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 |

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

	Strongly Support	Support	Oppose	Strongly Oppose
Office (real estate, insurance, doctors)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small retail (paint store, gas station, dollar store)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large retail (Walmart, Lowes, Kroger)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small or local restaurants (diners, coney islands, sushi, Chinese/Thai/Vietnamese)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large or chain restaurants (Outback Steakhouse, Black Rock, Olive Garden, Carabba's)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drive-through restaurants (McDonalds, Arby's, Culver's)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light industrial (medical laboratories, contractors office/yard, auto repair, machine shops)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heavy industrial (asphalt/concrete plant, slaughterhouse, recycling center, truck terminal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High-tech industrial (software technology, pharmaceutical research, laboratories)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Warehousing (indoor storage, Sysco, mini-warehouse/self-storage)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distribution center (Amazon, UPS)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Tyrone Township Master Plan Draft Community Questions

March 10, 2022

Outdoor storage (U-haul, Skipper Buds, Silver Spray Sports)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar farm (DTE, Consumers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public recreation (campgrounds, parks, sports arena, boat launch)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private recreation (golf course, YMCA, Planet Fitness, sports dome)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

	Strongly Support	Support	Oppose	Strongly Oppose
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"/>

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

PUBLIC SERVICES QUESTIONS

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

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

- Excellent
- Good
- Adequate
- Poor
- Don't know

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

- Yes
- No

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

- Very satisfied
- Satisfied
- Unsatisfied
- Very unsatisfied

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

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

- Excellent
- Good
- Adequate
- Poor
- Don't know

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

- Yes
- No

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

- Very satisfied
- Satisfied
- Unsatisfied
- Very unsatisfied

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

- Excellent
- Good
- Adequate
- Poor
- Don't know

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

- Strongly agree
- Agree
- Disagree
- Strongly disagree

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

- Yes
- No

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

- Very satisfied
- Satisfied
- Unsatisfied
- Very unsatisfied

Tyrone Township Master Plan Draft Community Questions

March 10, 2022

Residents in Tyrone Township individually contract for garbage, recycling, and yard waste collection, except for several homeowners' associations. A township may contract with a single waste hauler, which would reduce costs and traffic but would also reduce individual choice.

36) What level of support do you have for the following waste collection options?

	Strongly Support	Support	Oppose	Strongly Oppose
Individuals remain responsible for selection on their own waste collection company (no change from current status)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township contracts with a single waste collection company and individuals pay that company directly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township contracts a single waste collection company and the Township pays the company by collection of some manner of fee or assessment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

draft (03.10.2022) for Planning Commission Review

CIRCULATION AND TRANSPORTATION QUESTIONS

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 or property owners are responsible for private roads.

38) How would you describe the following transportation systems and options in the Township?

	Strongly Agree	Agree	Disagree	Strongly Disagree
The road system in general is adequate for current demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The paved road system is adequate for current demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The unpaved road system is adequate for current demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The public transportation system is adequate for current demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The nonmotorized transportation system is adequate for current demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

39) How would you describe the condition of the following roads in the Township?

	Excellent	Good	Adequate	Poor	Don't Know
Paved public roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unpaved public roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private/subdivision roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

40) 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"/>

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

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

draft (03.10.2022) for Planning Commission Review

RECREATION QUESTIONS

43) 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 |

44) 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) |

45) What level of support do you have for the following types of parks/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"/>
Millage dedicated to parks/recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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NATURAL RESOURCES QUESTIONS

47) What level of support do you have for protection of the following natural resources?

	Strongly Support	Support	Oppose	Strongly Oppose
Surface waters (lakes, rivers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ground water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Woodlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wetlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Undeveloped natural areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Working farms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dark skies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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

- Strongly agree
- Agree
- Disagree
- Strongly disagree

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

COMMUNICATION QUESTIONS

50) 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 |

51) 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"/>
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"/>

52) 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

53) 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"/>

54) If you live in Tyrone Township, what attracted you to the Township? (Select the 3 most important)

<input type="radio"/>	Family or friends
<input type="radio"/>	Proximity to employment
<input type="radio"/>	Proximity to shopping or restaurants
<input type="radio"/>	Proximity to entertainment
<input type="radio"/>	Schools
<input type="radio"/>	Housing costs
<input type="radio"/>	Taxes
<input type="radio"/>	Lakes or rivers
<input type="radio"/>	Natural areas
<input type="radio"/>	Working farmland
<input type="radio"/>	Grew up here
<input type="radio"/>	Other: (specify)

QUESTION COULD ALSO BE IN THE FIRST GROUP OF QUESTIONS.

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

draft (03.10.2022) for Planning Commission Review

NEW BUSINESS #1

MMMA Caregiver Special Land Use Amendments

No documents attached