

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
July 12 2022 7:00 p.m.

**This meeting will be held at the Tyrone Township Hall and via Zoom
videoconferencing. The meeting will be recessed
at 7:30 pm for a Public Hearing.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES: May 10, 2022 Regular Meeting & Public Hearing Minutes

OLD BUSINESS:

- 1) Hornbacher Contractor's Limited Storage Special Land Use
- 2) Master Plan

NEW BUSINESS: None

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

- 1) Next Workshop Meeting

ADJOURNMENT:

**TYRONE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AGENDA
July 12, 2022 7:30 p.m.**

The notice below was published in the Tri-County Times on Sunday, June 26, 2022, in compliance with the Open Meetings Act.

**TYRONE TOWNSHIP PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, July 12, 2022, beginning at 7:30 pm at the Tyrone Township Hall, 8420 Runyan Lake Road, Fenton, Michigan 48430. The purpose of the Public Hearing is:

To receive public comments regarding the following proposed Special Land Use Permit:

A request by Newman TTP, LLC, represented by Greg Hornbacher, for a proposed Contractor's Limited Storage Special Land Use (the storage of vehicles and equipment used for a directional boring company), Parcel #4704-17-400-003, zoned FR – Farming Residential. The parcel is located on Center Road in Fenton, Michigan, approximately ¼ mile west of US-23, regulated by Zoning Ordinance #36 Article 22 Special Land Use Permits and Article 23 Site Plan Review and Impact Assessment.

Additional information is available at the Tyrone Township Planning & Zoning Department. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810) 629-8631 at least seven (7) days prior to the meeting.

Rich Erickson, Chairman
Tyrone Township Planning Commission

PUBLIC HEARING AGENDA

- 1) Open the Public Hearing**
- 2) Reading of the Public Notice**
- 3) Review of the Application**
- 4) Receive Public Comments**
- 5) Planning Commission and Planner Comments**
- 6) Close the Public Hearing**

Planning & Zoning is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning's Zoom Meeting

Time: Jul 12, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88041463491>

Meeting ID: 880 4146 3491

Passcode: 123456

APPROVAL OF MINUTES

May 10, 2022 Regular Meeting & Public Hearing
Minutes

**TYRONE TOWNSHIP PLANNING COMMISSION
APPROVED REGULAR MEETING & PUBLIC HEARING MINUTES
May 10, 2022 7:00 p.m.**

**This meeting was held at the Tyrone Township Hall with remote access via Zoom videoconferencing.
The meeting was recessed at 7:30 pm to hold the scheduled public hearing.**

PRESENT: Rich Erickson, Kurt Schulze, Steve Krause, Bill Wood, Chet Schultz, and Jon Ward

ABSENT: Garrett Ladd

OTHERS PRESENT: Ross Nicholson and Zach Michels

CALL TO ORDER: The meeting was called to order at 7:00 by Chairman Erickson.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Scott Dietrich (resident) expressed concerns with the Gasior Zoning Map amendment application, stating that allowing parcels to be split into smaller parcels conflicted with the Township Master Plan. He stated that the site of Durocher Special Land Use is a mess and is essentially operating as a gravel pit. He stated that he is appalled that he was told at a previous meeting that if he has concerns regarding potential environmental hazards on the Durocher site that he would be responsible to report to the State agencies having jurisdiction. He stated that there is also an auto salvage site near Faussett Road and Runyan Lake Road that looks bad. He stated that the Township should make sure that special land uses are in compliance with approved site plans.

Jannette Ropeta (resident) stated that the public hearing notice for the Gasior Zoning Map amendment application was published in the Tri-County Times newspaper which does not have many subscribers in the Township. She stated that she feels that the Township is doing the bare minimum to comply with the laws regarding public hearing notifications. She stated that she spoke with many of her neighbors and asked if they have heard that there was a public hearing scheduled. She stated that none of her neighbors had heard that a public hearing was scheduled. She stated that the only reason that her neighbors know that a public hearing is scheduled is because she informed them. She stated that her neighbors could not attend the meeting, but may have been able to if they were informed earlier. She stated that she requested that the Township send out a public hearing notice via email to the people registered on the email distribution list but was told that they will be notified when the agenda becomes available. She stated that the agenda was not published until the day prior to the public hearing. She stated that other communities put up signs on sites where rezonings are proposed. She asked that the Planning

Commission be more transparent and encourage public involvement. She suggested that the Planning Commission should research and implement additional means for notifying the public of public hearings.

Chairman Erickson asked if there were any additional public comments. None were received.

APPROVAL OF THE AGENDA:

Kurt Schulze moved to approve the agenda as presented. Steve Krause supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

- 1) **12/14/2021 Regular Meeting Draft Minutes:** Kurt Schulze moved to approve the minutes as presented. Chet Schultz supported the motion. Motion carried by unanimous voice vote.
- 2) **01/11/2022 Regular Meeting and Public Hearing Draft Minutes:** Steve Krause moved to approve the agenda as presented. Kurt Schulze supported the motion. Motion carried by unanimous voice vote.
- 3) **02/08/2022 Regular Meeting Draft Minutes:** Kurt Schulze moved to approve the minutes as presented. Chet Schultz supported the motion. Motion carried by unanimous voice vote.
- 4) **03/08/2022 Regular Meeting Draft Minutes:** Steve Krause moved to approve the minutes as presented. Chet Schultz supported the motion. Motion carried by unanimous voice vote.
- 5) **04/12/2022 Regular Meeting Draft Minutes:** Kurt Schulze moved to approve the minutes as amended. Steve Krause supported the motion. Motion carried by unanimous voice vote.

OLD BUSINESS:

1) Gasior Zoning Map Amendment:

Chairman Erickson asked Zach Michels to summarize the request based on the review of the application he had prepared. Zach Michels described the formal review procedure and process for zoning map amendment applications based on the Michigan Zoning Enabling Act and the Township Zoning Ordinance. The Planning Commission discussed the procedure and Zach Michels questions for clarification. Zach Michels noted a discrepancy in the Master Plan and Future Land Use Map, noting that the subject property is designated as the Natural Resource Preservation which is listed as the equivalent of Rural Estate (RE) zoning on the equivalency table but is described differently in the description of the Natural Resource Preservation district. Chairman Erickson asked the Planning Commission if they had any additional questions pertaining to the review process and procedures. None were received.

Zach Michels described the request. He stated that the application is for a Zoning Map amendment to rezone the subject property from Farming Residential (FR) to RE with no conditions proposed. He stated that the proposed zoning allows for the same principal permitted and special land uses as the existing zoning. He stated that the applicant expressed that the intent is to rezone the property and divide it in the future into smaller residential parcels. He stated that the Planning Commission is currently reviewing the proposed rezoning of the property and that the applicant would need to seek additional approvals such as land divisions prior to being able to develop the site as proposed. He stated that the subject property is approximately 17.7 acres including road rights-of-way, is currently being used for agriculture, and has frontages along 2 roads. He stated that the property is located in the area designated as Natural Resource Preservation on the Future Land Use Map which describes 3-acre minimum lot sizes. He stated that Table 20 in the Master Plan states that RE zoning is the equivalent of the Natural Resource Preservation designation. He stated that the proposed RE zoning is consistent with the zoning of properties to the north of the subject parcel. He stated that the biggest difference between the FR and RE districts is the minimum lot area, RE being 1.75 acres versus FR being 3 acres. He stated that the minimum lot width in RE is 200 feet versus FR which is 250 feet. He stated that all other developmental standards inclusive of setbacks, maximum lot coverage, and maximum building height are the same in both the existing and proposed zoning districts.

Zach Michels indicated that, following the Public Hearing, the Planning Commission may make a recommendation for approval or disapproval to the Township Board. He stated that the recommendation and supporting documents would be forwarded to the Livingston County Planning Commission (LCPC) for review and recommendation prior to the Township Board's final review and determination.

Chairman Erickson asked if the Planning Commission had any questions or comments prior to opening the scheduled public hearing. None were received.

Kurt Schulze made a motion to suspend the regular meeting agenda to move into the scheduled public hearing for the Gasior Zoning Map amendment application. Steve Krause supported the motion. Motion carried by unanimous voice vote.

PUBLIC HEARING:

1) Gasior Zoning Map Amendment:

Chairman Erickson read the public hearing notice that was published in the Tri-County Times on Sunday, April 24th, 2022:

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, May 10, 2022, beginning at 7:30 pm at the Tyrone Township Hall, 8420 Runyan Lake Road, Fenton, Michigan 48430. The purpose for the Public Hearing is:

TYRONE TOWNSHIP PLANNING COMMISSION
5-10-2022 REGULAR MEETING & PUBLIC HEARING MINUTES - DRAFT

*To receive public comments regarding the following proposed Zoning Map amendment:
Regarding a request by Kevin Gasior for a proposed rezoning of Parcel #4704-16-100-019
currently zoned FR (Farming Residential) to RE (Rural Estates). The parcel is located at the
Southeast corner of Runyan Lake and Foley Roads, regulated by Zoning Ordinance #36 Article
23 Site Plan Review and Impact Assessment and Article 29 Zoning Amendments.*

Chairman Erickson asked if the applicant would like to briefly describe his request to the Planning Commission and the public in attendance. Kevin Gasior (applicant) summarized the rezoning request. He stated that under the current FR zoning, he could potentially develop 5 lots and is proposing to rezone the property to RE to develop 7 lots. He stated that he does not intend to create lots at the minimum of 1.75 acres but, would like the lots to be approximately 2.3 acres. He stated that he would like to develop the properties as residential lots that are nice and relatively affordable. He stated that he is a builder and developer who has built approximately 300 homes in his career. He stated that he lives in the Township near the subject property and is not seeking to build cheap, low-quality homes. He stated that he is semi-retired and is proposing the project because it is close to his home.

Steve Krause asked Ross Nicholson if it may be feasible to create more than 7 lots from the subject property if the rezoning is approved. Ross Nicholson indicated that, based on the dimensional standards in the Schedule of Regulations, it would be unlikely that it would be possible to create more than 7 lots unless dimensional variances are granted or special development methods are approved. Kevin Gasior indicated that he had worked with an engineer to create the draft lot layout depicted in the application drawings based on the Township's standards. Kurt Schulze asked for clarification on the front yard setbacks depicted on the drawings. Kevin Gasior indicated that he believes the drawings indicate that the front yard setbacks would be 150 feet. Ross Nicholson indicated that the minimum front yard setback in the FR district is 150 feet, but is only 100 feet in RE. Kevin Gasior stated that, based on the depth of the proposed lots, he might as well utilize the available space and set the dwellings back an additional 50 feet. He stated that it would be more desirable from a salability standpoint to have the new dwelling setback as far as possible from Runyan Lake Road and Foley Road. Kurt Schulze asked Kevin Gasior for clarification that he would be proposing that the dwellings would be setback at the same distance as the current FR zoning requires even if the property is rezoned. Kevin Gasior confirmed. He stated that it is his intent to have the dwellings setback at least 150 feet from the road rights-of-way unless there is some reason that they would need to be reduced.

The Planning Commission briefly discussed the application. Chairman Erickson opened the floor to receive public comments.

Jannette Ropeta (resident) stated that there had been no mention of how Article 8 of the Zoning Ordinance (Open Space Preservation Option) works into the request. She noted that the Open Space Preservation Option is mentioned in the Master Plan. She asked if it would be possible for

Zach Michels to explain where the required open space for the proposed lots would be located. Ross Nicholson indicated that the Open Space Preservation Option (OSP) is an optional development method that has not been proposed as part of the request. Jannette Ropeta stated that the Master Plan states that OSP is required. Ross Nicholson stated that the OSP option is a method that may be used if a developer was seeking to reduce lot sizes to less than the minimum required in the zoning district. He stated that the OSP option may allow for reduced lot sizes as long as a specific amount of open space is provided. Jannette Ropeta stated that the applicant is proposing reduced lot sizes. Ross Nicholson indicated that the applicant is proposing a rezoning which is a separate process not directly related to the OSP option. Jannette Ropeta stated that she has been told by someone who extensively studied the Zoning Ordinance that the OSP option has to be considered for creating new lots in both the existing and proposed zoning districts. She asked the Planning Commission to confirm that the OSP option does not need to be considered as part of the review process for the proposed rezoning. Zach Michels stated that he would respond to the question following the public comment portion of the public hearing. She stated that there is some confusion amongst herself and other residents regarding the OSP option and it would be great if it could be explained further. She stated that, on the surface, the proposal does not seem like a bad idea, however, she still has concerns. She stated that the Township Board and Planning Commission consistently state that they wish to avoid lawsuits. She stated that all rezonings set precedents for other developers. She stated that the more rezoning requests that are submitted and approved, the more will be submitted. She stated that she would imagine that if rezonings are approved and other developers want to propose the same thing, the Township would need to approve them. She stated that the people that have spoken via the existing Master Plan feel very strongly about keeping things the way the Master Plan intends. She stated that the existing Master Plan is consistent with the way people feel today so there are likely only a few minor changes that need to be made during the current Master Planning process. She stated that the Master Plan designates the subject property as something other than what is being proposed. She stated that the Master Plan designated areas for all kinds of different uses and it should be followed. She stated that the residents have not changed their opinions since the last Master Plan was adopted. She cited several sentences from the Master Plan regarding residential development and preservation of open spaces. She stated that she has been told that the Master Plan has no legal basis but she was also told that it is required that the Township has a Master Plan. She stated that the Master Plan has a purpose and the Township should follow it.

Keith Kitowski (resident) stated that he owns the property directly south of the subject property. He stated that he did not know about the proposed rezoning until he received the public hearing notice in the mail. He stated that he did not know that the application had been reviewed at a previous meeting. He stated that he farms his property and owns animals that generate sounds and smells that may not be desirable to potential buyers of the proposed new lots. He stated that he keeps animals within feet of the subject property boundary and believes that the associated smells and sounds may not be pleasant to prospective buyers of the proposed new lots. He stated that farms have animals that may potentially escape from their enclosures and wander onto nearby properties. He stated that there have been horses from other properties that have

wandered onto his property. He stated that this occasional issue does not bother him or his existing neighbors because they are farmers and understand that animals may occasionally get loose. He stated that the people who may buy the proposed lots may not understand or like the presence of farm animals. He stated that this may create a significant issue for both the owners of the new lots and the residents that currently live in the area. He stated that buyers may be keeping animals and pets that could cause problems with his farm animals. He stated that he does not want tension with neighbors such as this. He stated that the well on his property is very deep, in excess of 100 feet deep. He stated that he is concerned that adding 7 new wells on the subject property may diminish the water supply that he uses for his home and farm. He stated that he is also concerned about the potential for contamination from sewage that may seep into the aquifer. He stated that he loves that in the Spring and Fall, a huge flock of geese will land on the subject property during their migration as well as nesting sandhill cranes. He stated that potential buyers of the proposed lots may not like the wildlife. He stated that if he wanted to sell his property, prospective buyers may see that there is residential development adjacent, which may discourage the sale of the property and decrease his property value. He reiterated that he lives directly adjacent to the subject property and hopes that the Township takes his concerns into account.

Kevin Gasior (applicant) stated that he would like to make a statement for clarification. He stated that before he submitted the proposal he met with Township staff to ensure the proposal could be considered. He stated that it was never his intent to propose a development that would not be acceptable to the Township. He asked Zach Michels if the proposed rezoning is consistent with the Master Plan. Chairman Erickson stated that the Planning Commission would address questions and comments following the public comment portion of the public hearing.

Scott Dietrich (resident) stated that the biggest problem with the request is the rezoning. He stated that he feels that the Township gives the impression to applicants that they guarantee approval of applications. He stated that he is tired of hearing about all the conflicts that are found in the Master Plan and ordinances. He stated that he feels the Township will look for loopholes and do whatever they want regardless of how residents feel.

Janice Dobbs (resident) asked the Planning Commission if the applicant would be able to split the subject property into 5 new lots without having the property rezoned. Chairman Erickson confirmed. She asked if the applicant is going through the rezoning process for 2 additional lots for a total of 7 lots. Chairman Erickson confirmed. Janice Dobbs stated that she does not understand why the Township would consider amending the Zoning Map and the Master Plan to allow for an additional 2 lots. She asked if splitting the subject property into 7 lots would result in a public sanitary sewer being installed in the area. The Planning Commission indicated that expansion of the public sanitary sewer in the area of the subject property was not currently planned. Janice Dobbs stated that the property will either be divided into 5 or 7 lots and will require 5-7 new wells and new septic systems. She stated that it does not make sense to her why the Township would consider allowing the property to be divided into 7 lots. She asked if there

was no longer a requirement for preserved land for each newly created parcel. She reiterated that she did not feel that there was a need for 2 additional lots beyond the 5 that would be permitted.

Kurt Scarberry (resident) stated that he agrees with Janice Dobbs that 5 new homes would be sufficient. He stated that the subject property has a significant slope which will need to be considered in terms of drainage. He stated that it does not make sense to him why the applicant is requesting a rezoning to gain 2 additional lots. He stated that he believes 5 new homes are plenty.

Steve Bissell (resident) stated that the developer mentioned that the homes he would build would be reasonably priced. He asked the Planning Commission if they knew an approximate price range. He stated that he feels that 5 new homes would be adequate for the subject property but the price may make a difference.

Chairman Erickson closed the public comment portion of the public hearing.

Zach Michels stated that he understands the frustration of those members of the public who did not receive immediate answers to their questions during the public comment portion of the public hearing. He explained that the public hearing is designed to allow the Planning Commission to receive comments and questions may be addressed by the Planning Commission and/or Township staff following the public comments at the discretion of the Planning Commission. He stated that he would do his best to address the questions that were asked. He stated that the Open Space Preservation option is a development style that is required by the state of Michigan through the Zoning Enabling Act. He stated that the intent is to allow cluster development in a manner that preserves undeveloped natural areas or working farmlands. He stated that if you have undeveloped land between certain densities, you are required to include the OSP option in the Zoning Ordinance. He elaborated on the standards for the OSP option. He stated that the option is not required for development, but must be offered as an option as required by the Michigan Zoning Enabling Act.

Zach Michels continued to address questions. He stated that he understands that the Township previously required open space area for newly created parcels which was eliminated in 2018. He stated that there is language in the Zoning Ordinance referencing parcels that were created with lot open space, recognizing those parcels that were created with open space that do not meet the current lot area requirements as legally nonconforming lots of record. He stated that the open space requirement is no longer in place for standard land divisions.

Zach Michels stated that the keeping of animals and general agriculture are permitted in both the FR and RE zoning districts. He stated that the applicant has proposed a conventional rezoning and the Township cannot place conditions on the application. He stated that the applicant is under no obligation to divide the subject property as proposed in the rezoning application. He stated that there is going to be a maximum number of lots based on the minimum dimensional

standards for the zoning district which will likely be the same or very close to the number that is proposed. He stated that, though the number of lots would be limited to what is proposed or very close to what is proposed, it may be possible for the applicant to reconfigure the lots so some are smaller as long as they all meet the minimum required lot area for the zoning district. He stated that the proposed Zoning Map amendment if approved, would not bind the applicant to divide the subject parcel exactly as presented in the application for rezoning. Chairman Erickson stated that the role of the Planning Commission at the present time is to review the proposed rezoning itself, not the proposed land division and/or subdivision plat. Zach Michels confirmed. He stated that the rezoning review is more broad and focuses on what potential uses could be permitted in the zoning district and if the proposal is suitable for the area based on available utilities, services, and other factors in the area.

Zach Michels stated that some questions were raised about specific developmental standards such as on-site septic systems and wells. He stated that those items are reviewed at a later time if application(s) are received for a land division, subdivision, site condominiums, or a combination of those methods. He stated that minimum lot areas are generally determined based on soils. He stated that there are fairly good soils in the Township so the required minimum lot areas reflect what may be required to accommodate on-site septic systems and wells. He stated that wells are generally required to be located below a layer of clay for separation purposes and there are also separation requirements between wells and septic systems for additional separation. He stated that those items are reviewed during or following the land division process.

Zach Michels stated that the Master Plan can be tricky due to its complexity and it is not uncommon that discrepancies may exist. He stated that certain areas require larger lot sizes than others based on a number of variables, which could lead to discrepancies. He stated that, in the case of the current application being reviewed, the written description for the Natural Resource Preservation area on the Future Land Use Map describes 3-acre minimum lot areas. He stated that the conversion table, which is required for the Master Plan, indicates that the equivalent zoning for the Natural Resource Preservation area is RE, which requires minimum lot areas of 1.75 acres.

Zach Michels stated that Master Plans are required in the state of Michigan for municipalities that regulate zoning. He stated that municipalities that do not do zoning are not required to create a Master Plan. He stated that Zoning Map amendments are nonprecedential which is consistent with most zoning decisions. He stated that if the Township approves a rezoning it does not mean that they have to approve the next rezoning application because each application is very property specific. He stated that a rezoning request may be reasonable in one area but could be found to be unreasonable in another area depending on a number of variables. He stated that the Township needs to review each rezoning application based on the specific property where the rezonings are proposed based on the specific conditions of each property and of the surrounding area. He stated that the Planning Commission should clearly document why a decision is made for a specific application because it helps with more precise decision making

process and provides guidance to the Township Board. He stated that it also provides guidance for future applicants when deciding whether or not to apply for a rezoning.

Zach Michels asked if there were any questions that he had not addressed. Jon Ward stated that he believes there was a question of whether or not approval of a rezoning application would require an amendment to the Master Plan. Zach Michels indicated that approval of a rezoning would not require an amendment to the Master Plan. Kurt Schulze asked Zach Michels if approval of this specific rezoning application would mean a difference in 2 lots/houses on the subject property. Zach Michels stated that if the applicant were to propose a land division with 5 lots that all comply with the minimum dimensional standards for the FR district it could be approved without rezoning. A resident in attendance (name not provided) stated that he believes the applicant could create more than 7 lots if the rezoning is approved if the lots are reduced to 1.75 acres instead of the proposal for ~2.3 acre lots. He asked for clarification. Ross Nicholson indicated that there would not be sufficient divisions available to the subject property according to the Michigan Land Division Act, assuming the applicant wanted to develop by means of land division only. Steve Krause asked Ross Nicholson how many divisions the subject property has available. Ross Nicholson stated that he believes 4 or 5 splits may be available, however, if the applicant wanted to develop the property as a subdivision or site condominium, the number of available divisions would be irrelevant because it would fall under the Michigan Condominium Act or the Michigan Subdivision Control Act. Jon Ward stated that if the rezoning is approved, the applicant could potentially come back with a different plan for development than what is currently proposed. Zach Michels stated that if a private road were created to provide access to resulting lots/units/parcels, it would not be counted towards the lot area and would need to be subtracted from the area calculations. He stated that for certain properties that may be impactful, however, in this case where there is an unusual shaped property so it would be difficult to increase the number of possible lots beyond 7.

Chairman Erickson closed the public hearing.

OLD BUSINESS (CONTINUED):

1) Gasior Zoning Map Amendment:

Chairman Erickson stated that the Planning Commission could potentially make a recommendation on the application. He asked the Planning Commission if they had any additional questions for the applicant or Zach Michels regarding the application. None were received. He asked Zach Michels if he could reiterate how the procedure works for the benefit of the public in attendance. Zach Michels stated that applications for rezoning do not require applicants to provide a plan that specifies how they would like to use the property if the rezoning is approved unless the proposal is for a conditional Zoning Map amendment. He stated that it may be possible for the subject property to be developed in a configuration other than what has currently been proposed but noted that it is unlikely that it would be possible to create more lots

than presently proposed due to minimum lot sizes and other dimensional standards. He stated that the review letter that he had prepared details the guidance criteria for considering approval or disapproval of the proposed rezoning on pages 8, 9, and 10. Jon Ward asked if the Planning Commission needs to report all findings in addition to providing a recommendation. Zach Michels stated that documenting reasoning for a recommendation would be beneficial. He stated that the Planning Commission does not need to specifically note each specific aspect that is being considered because not all aspects are required criteria. The Planning Commission briefly discussed. Kurt Schulze asked the applicant what the difference in housing values between 5 homes and 7 homes would be. Kevin Gasior stated that the cost of the land generally drives the cost to develop the lots. He stated that he is not attempting to maximize profits as much as possible but instead is attempting to develop the land to create a finished product that is both desirable and moderately affordable to prospective buyers. He stated that he is hesitant to provide monetary estimates based on the many variables which result in change but presented the figure of \$350,000 versus \$400,000 per home depending on whether the total number of lots was 5 or 7. The Planning Commission continued discussion.

Bill Wood indicated that he would be abstaining from a vote on the recommendation because he owns property adjacent to the subject property.

Steve Krause made a motion to recommend approval of the Gasior Zoning Map amendment application based on the Planner's review and comments that the application is consistent and compatible, it is a relatively small change, it would not create a negative impact to public services, there is a significant demand for new lots, it is consistent with the Master Plan, and because of the proximity to US-23 and the service drive. Kurt Schulze supported the motion. Votes in favor: Krause, Schulze, Erickson, Ward. Votes opposed: Schultz. Votes abstained: Wood. Motion carried by majority voice vote.

Zach Michels stated that the next step will be for the application to be forwarded to and reviewed by the Livingston County Planning Commission and then will be forwarded to the Township Board for review and final determination.

2) Foster Storage Condominium Special Land Use:

Chairman Erickson introduced the topic and brought up the latest application documents on the overhead display screens. He asked Zach Michels if he had prepared a revised review of the application based on the latest documents received. Zach Michels indicated that he had not been able to prepare a formalized review letter but had prepared several comments based on the latest information received. He asked for confirmation that the application has not been scheduled for a public hearing yet. Ross Nicholson confirmed that the required public hearing had not yet been scheduled. Zach Michels stated that a comment received from the applicant's engineer indicated that there were a number of details that will be addressed for the final site plan. Zach Michels noted that those details should be provided as soon as possible if the intent is still to combine

preliminary and final site plan review. He stated that there is an option for the applicant to seek preliminary approval prior to final site plan review, which would consist of general conceptual information, whereas final site plan review will require all pertinent details.

Zach Michels stated that he would be going through his notes based on the latest documents received. He indicated that the latest revised site plan does not appear to include a soil map. He stated that a soil map is generally required but may be waived by the Planning Commission if they determine that the information is not necessary/relevant. He stated that the front yard setbacks are shown on the site plan drawings diagonally. He noted that there is language in the Zoning Ordinance that requires that certain features be located outside of the required front yard setbacks including parking and fences. He stated that the aisleway shown on the site plan should not be located within the front yard setback as it is currently depicted. He stated that the turning radius for fire trucks has been added to the site plan, however, there appears to be a conflict with the fire truck maneuvering lane and the proposed loading/unloading spaces which should be resolved. He suggested that the loading/unloading zones should be relocated to resolve the conflict. He stated that the latest landscaping plan does not include any information on a proposed irrigation system. He recommended that an irrigation system for the landscaping should be included to sustain the proposed plantings in perpetuity. He stated that it does not appear that required clear vision zones are depicted on the site plan, which should be included. He stated that a photometric plan was provided, however, it does not include any additional information regarding the lighting and color temperatures. He recommended that details on fixtures and lighting should be included on a specification sheet that should be attached to the site plan. He stated that the building plans should also be incorporated into the site plan drawings as opposed to being provided as a separate document.

Kurt Schulze asked Zach Michels to elaborate further on his comment regarding parking and fencing being located outside of the required front yard setbacks. Zach Michels indicated that Section 20.02.I of the Zoning Ordinance states that: *“The front yard setback shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping and vehicle access drives. The front yard setback area may not be used for off-street parking, except in PCS, B-1, B-2, or ES business districts where any portion of the front yard may be used for parking, and in FR, RE, R-1, R-2 and LK-1 districts where only the front access driveway area may be used for parking vehicles used by occupants of the residence. For the purposes of this section, the access driveway is defined to include only the paved or surfaced portion of the driveway through the front yard used to access the side or rear yard and/or garage.”* He stated that Section 25.02.C states that: *“Parking is prohibited in any yard area except in clearly defined driveways”* and references Section 20.02.I. He stated that Section 25.03.J states that: *“Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this ordinance.”* He stated that because the PCI zoning district is not listed as an exception, all of the sections noted above would apply to the subject property.

Brendan Foster (applicant) stated that he does not recall the information on front yard setbacks being previously noted. Zach Michels referenced and read from a previous review letter he had prepared that referenced the requirement in question. The Planning Commission briefly discussed the issue of items being located within the required front yard setbacks amongst themselves and with Zach Michels. They briefly discussed the meaning of “access drive” and continued discussion on items permitted or not permitted within required front yard setbacks.

The Planning Commission briefly discussed the items noted by Zach Michels with the applicant’s engineer. The engineer noted the recommendations and indicated that they would make revisions to the application documents accordingly. The engineer noted that his understanding was that the applicant was seeking preliminary approval prior to final approval as opposed to combined preliminary and final. The Planning Commission briefly discussed the proposed landscaping and screening with the applicant. The Planning Commission briefly discussed drainage and stormwater management with the applicant and the applicant’s engineer. The Planning Commission recapped their discussion and provided direction to the applicant regarding items to be addressed prior to holding the required public hearing. The Planning Commission determined that the public hearing should be scheduled for the next regular meeting.

No action was taken.

3) Runyan Lake Heights Private Road Paving Request:

Chairman Erickson introduced the topic and brought up the drawings and engineering review of the proposal for modified nonconforming private road standards to pave a portion of Merrill Drive, part of the Runyan Lake Heights subdivision. The Planning Commission briefly discussed the Township Engineer’s review of the drawings provided. They discussed the proposed drainage of surface water and proposed drainage features with the applicant.

Steve Krause asked the applicant if they noted the recommendation in the review to remove several obstructions within 2 feet of the edge of the roadway. Brian Helm (applicant) confirmed that they had noted the obstructions should be removed and agreed to have them removed. The Planning Commission continued to discuss potential obstructions to the roadway noted and shown in photographs in the review.

Jon Ward indicated that he believed surface drainage/stormwater management to be the most significant aspect to consider when determining whether or not to permit the proposed modified private road standards. He suggested that the proposed ditching should be better defined to ensure the water flow is sufficiently diverted from the road surface. The Planning Commission briefly discussed the proposed drainage features with the applicant.

Kurt Schulze noted that he has concerns regarding potential drainage issues affecting properties along Merrill Drive which may be created as a result of the proposed paving and improvements.

The Planning Commission briefly discussed potential liability regarding the proposed road improvements. Brian Helm indicated that the private road is the responsibility of the Association. The Planning Commission briefly discussed the possibility of requiring a hold harmless agreement that would defer liability to the Association and not to the Township. Ross Nicholson stated that the road in question is an existing nonconforming private road that is owned and maintained by an existing association. Steve Krause expressed concerns regarding the potential for the Township to become liable if an issue were to arise as a result of the paving based on the Township approving the proposed modified private road standards. The Planning Commission briefly discussed. Steve Krause asked Ross Nicholson if requiring and approving a hold harmless agreement could be done administratively. Ross Nicholson indicated that the Planning Commission would provide a recommendation to the Township Board who would then have the final say on the specifics of a hold harmless agreement if recommended by the Planning Commission. The Planning Commission briefly discussed a potential recommendation to the Township Board.

Kurt Schulze made a motion to recommend Township Board approval of modified private road standards to pave a portion of Merrill Drive with the conditions that the trees noted in the Spicer Group review are removed and that the Township will not be held liable for any potential issues that occur as a result of the paving. Steve Krause supported the motion. Votes in favor: Krause, Schulze, Schultz, Ward. Votes opposed: Erickson. Motion carried by majority voice vote.

NEW BUSINESS:

1) Durocher Special Land Use Minor Site Plan Amendment (Driveway Approach):

Chairman Erickson introduced the topic and brought up the associated application document on the overhead display screens. He asked Ross Nicholson if he could provide a summary of the request. Ross Nicholson stated that the request for a minor amendment to pave the driveway approach is separate from the open application for a major site plan amendment to expand the special land use. He stated that the proposed amendment is specific to the design of the driveway approach to the site that was originally approved in 2018. He stated that the applicant brought the approved driveway approach plans to the Livingston County Road Commission (LCRC) who indicated that they would require several minor modifications to the plans so the approach can be paved in accordance with the LCRC standards for commercial driveway approaches. He stated that the Planning Commission Subcommittee identified the proposal as a minor change to the site plan. He stated that the next step is for the Planning Commission to review the proposal and approve or deny the proposed minor site plan amendment. He continued stating that, if approved, he would notify the Township Board of the minor amendment and file the associated plans with the approved documents either incorporated into the original approved site plan or as an attachment to the original approved site plan. He stated that it appears the only changes to the driveway approach design are a slight change in the location, some widening of the approach, and paving, which he believes were required for clear vision and sight distance

compliance. Jon Ward asked if a copy of the latest LCRC approval or review has been provided. Ross Nicholson indicated that the document was not included in the meeting packet but can likely be obtained if it has not already been received. Jon Ward asked if the plan provided is the actual plan for construction because it is lacking certain details such as dimensions. Ross Nicholson indicated that the actual construction details would primarily be reviewed by the LCRC. Ross Nicholson noted that a condition of the initial Special Land Use approval was to pave the driveway approach to comply with LCRC standards within 2 years of the approval, which had not yet occurred. Jon Ward presented questions pertaining to the culvert that exists on the property. He asked if the drawings show a new culvert that would be installed. The Planning Commission briefly discussed. Kurt Schulze stated that he would recommend placing a timeframe on the completion of the work as a condition if they approve the proposed minor amendment.

The Planning Commission briefly discussed potential approval of the proposed minor amendment.

Kurt Schulze made a motion to approve the minor amendment to the Durocher Special Land Use site plan with the conditions that the LCRC approval is provided and the work is completed within 12 months of the approval. Chet Schultz supported the motion. Motion carried by unanimous voice vote.

CALL TO THE PUBLIC:

Scott Dietrich (resident) apologized to the Planning Commission for the manner in which he presented his previous comments. He stated that he takes issue with the Gasior Zoning Map amendment application, specifically the discrepancy with the Master Plan between the text describing the Natural Resource Preservation area designation and the zoning district equivalency table. He stated that the Master Plan is designed to protect the public. He stated that if the current Master Plan has so many discrepancies, the Township should put all applications on hold until after the new Master Plan is adopted. He urged the Planning Commission to focus on putting together the new Master Plan and amending the Township ordinances to reflect the intentions expressed in the Master Plan. He stated that he has an issue in his neighborhood with excessive feral cats which should be addressed by the Township.

MISCELLANEOUS BUSINESS:

Zach Michels stated that the Gasior Zoning Map amendment application should be included on the Livingston County Planning Commission agenda for their June 15th meeting. He stated that the Master Plan survey has been set up online and should be ready to go live in the near future. He stated that they hope to have the website live by the end of the week. He stated that they are working on putting together maps for the Master Plan and elaborated on the status of each map. He stated that several of the draft maps should be available for review at the next workshop

meeting. He stated that he is also working on compiling census and SEMCOG data for the Master Plan. The Planning Commission briefly discussed the Master Plan timeline with Zach Michels.

The next workshop meeting was scheduled for May 18th, beginning at 6:00 pm.

ADJOURNMENT: The meeting was adjourned at 9:49 pm by Chairman Erickson.

OLD BUSINESS #1

Hornbacher Contractor's Limited Storage
Special Land Use

RECEIVED

MAY 09 2022

TYRONE TOWNSHIP
PLANNING & ZONINGTYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location V/L Center Rd Tyrone Twp MI 48480 Tax ID # 0417400003		Parcel ID/Zoning District 4704-17-400-003
Property Owner(s) Newman TTP LLC		Telephone
Street Address 25811 W. 12 mile rd. Suite 100		Cell Phone
City Southfield	State and Zip code MI 48034	FAX or E-Mail
Authorized Agent Steven E. Newman		Telephone
Street Address 25811 W. 12 mile rd. Suite 100		Cell Phone
City Southfield	State and Zip Code MI 48034	

Type of Review:

- | | | |
|--|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Rezoning - NO? | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description:

Potential buyer of the property would like to build a home and a pole barn (80x80) on the property. The buyer owns and operates a directional boring company. There would be large equipment on and off the property, often. The barn would be located on the east side of the property. The home would be located on the west side of the property.

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.

Steven Newman

Signature of Owner or Authorized Agent

Date 5/9/22	Tax Status paid	Fees: 101-000000-607-006 1650.00	Escrow: 701-000000-283- 2000.00
Received By: KC	per T.D.	ck# 1094	ck# 1093

MAY 09 2022

TYRONE TOWNSHIP
PLANNING & ZONING**Tyrone Township Escrow Agreement**

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

- a) The cost of the review of applications for approvals and variances;
- b) Site Plan Reviews;
- c) Any Planning Commission meetings;
- d) Special meetings;
- e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
- f) Reviews by Township planner and/or engineer;
- g) Publications and notices of public hearings or meetings;
- h) Traffic studies;
- i) Environmental impact studies;
- j) Engineering Construction Reviews
- k) Zoning administrator inspections and involvement;
- l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of \$ 2,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: Karie Carter
Its: Zoning Administrator

APPLICANT

Greg Hornbacher (Potential buyer)

Home Proposal Plans

All blue is a wet area. This was determined by walking the property the following day and with one half inch of rain falling in a 24-hour period.

All white is proposed to be clear cut or thinned.

All black is proposed driveway.

All yellow is proposed location of the home.

House size will be approximately 3000 to 3500 square feet. The white including and around the home will equal approximately one acre.

All green will be the pole barn. Approximately 60' by 80' and will include a lean to on the east and west sides of the building.

Only necessary trees will be cut down and utilized. The white around the home will most likely not be clear cut.

The house will be the daily residence for the family.

The pole barn will be a storage area for my directional drilling company.

The items that will be stored in and around the pole-barn include but are not limited to, a few used drill rigs, very little product that I use frequently, possibly the extra flatbed semi-truck. I would be doing some repairs/maintenance to my trucks and equipment inside. I have 2 employees and they would not be meeting at the residence or pole barn; they meet on site of each job daily. No customers or selling of goods will take place here. The hours spent working in the pole barn will vary depending on the work load I have due to the weeks wear and tear on my equipment and trucks. However, most if not all maintenance and repairs are done onsite. Again, my employees will not be coming to the barn to assist or work.

RECEIVED

MAY 09 2022

TYRONE TOWNSHIP
PLANNING & ZONING

Concerning parcel number 17-400-003 V/L located on center road

I'm sending this information in hopes the said property can be rezoned too whichever necessary. So I may build a pole barn to store my company's equipment as well as build a home to reside in.

Thank you,

Greg Hornbacher



= septic



= utilities



= yard



= Driveway



= house



= pole barn



= well

RECEIVED

MAY 09 2022

TYRONE TOWNSHIP
PLANNING & ZONING

Parcel: 4704-17-400-003, Date: 5-8-2022, Greg Hornbacher, 1" = 106'



TYRONE TOWNSHIP	Receipt: 119088	05/09/22
8420 RUNYAN LAKE RD	Cashier: LMAYBEE	
FENTON, MI 48430	Received Of: HORNBACHER	
810-629-8631		
WWW.TYRONETOWNSHIP.US		
Payment for:		
PC REVIEW		
	The sum of:	1,650.00

05/09/22

The sum of: 1,650.00

Signed: _____

Receipt: 119087 05/09/22

Cashier: LMAYBEE
Received Of: HORNBACHER

The sum of: 2,000.00

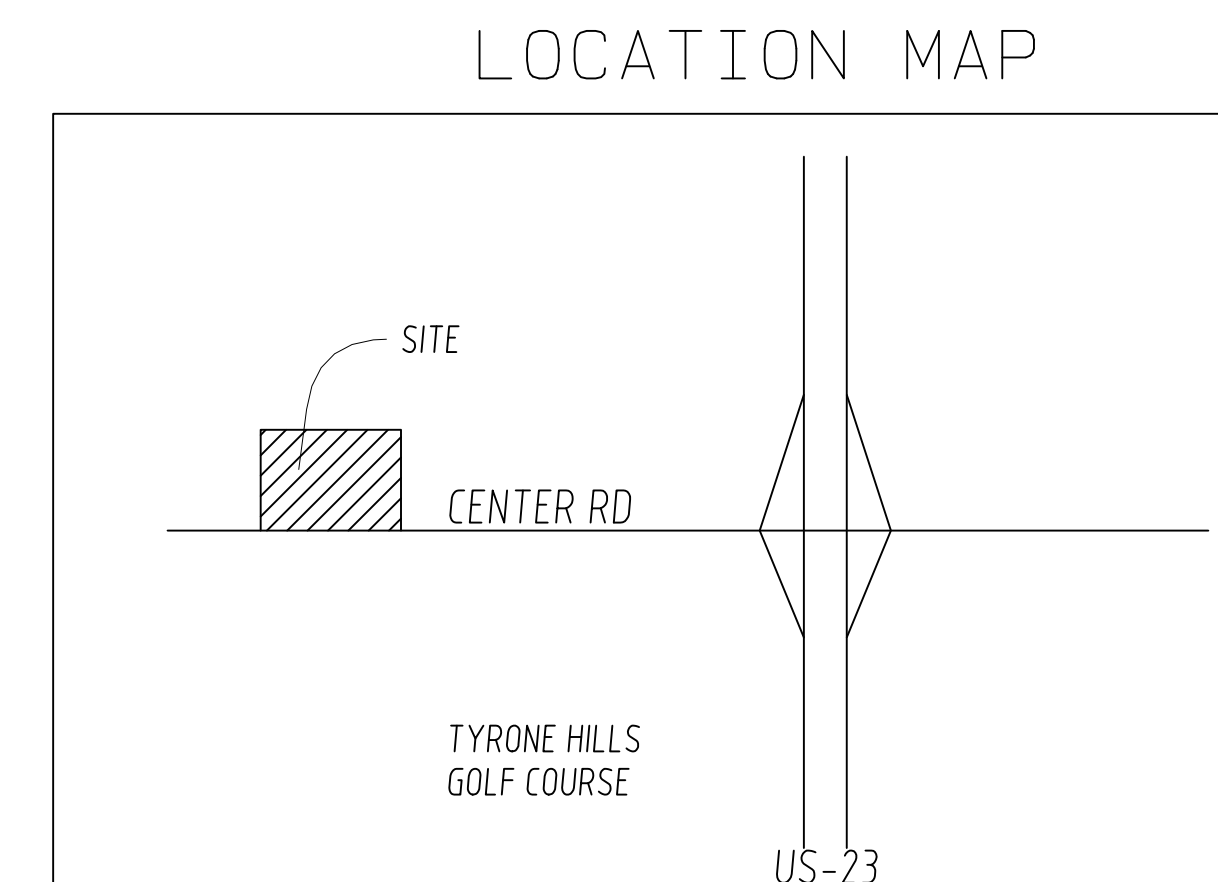
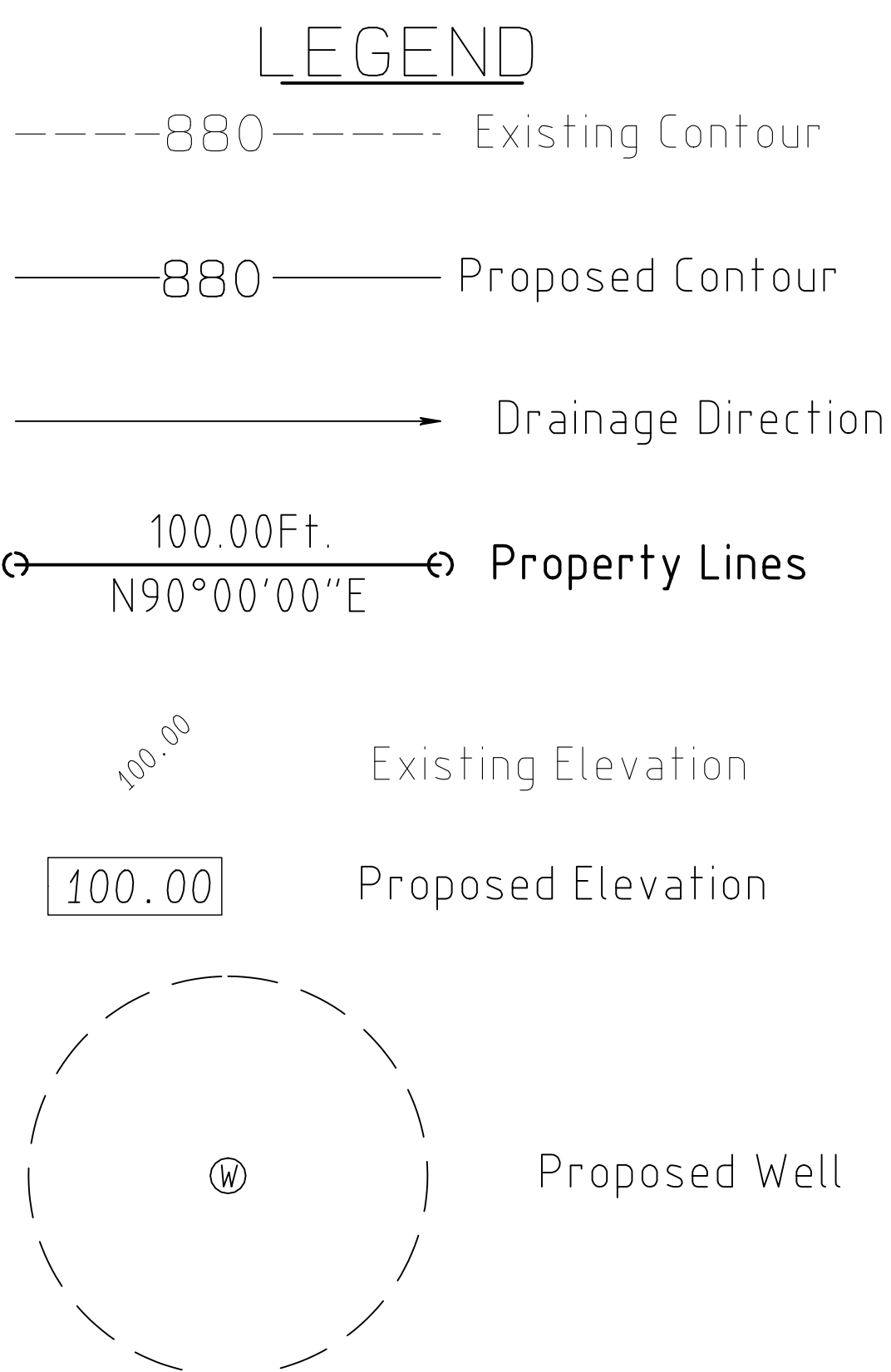
2,000.00

2,000.00

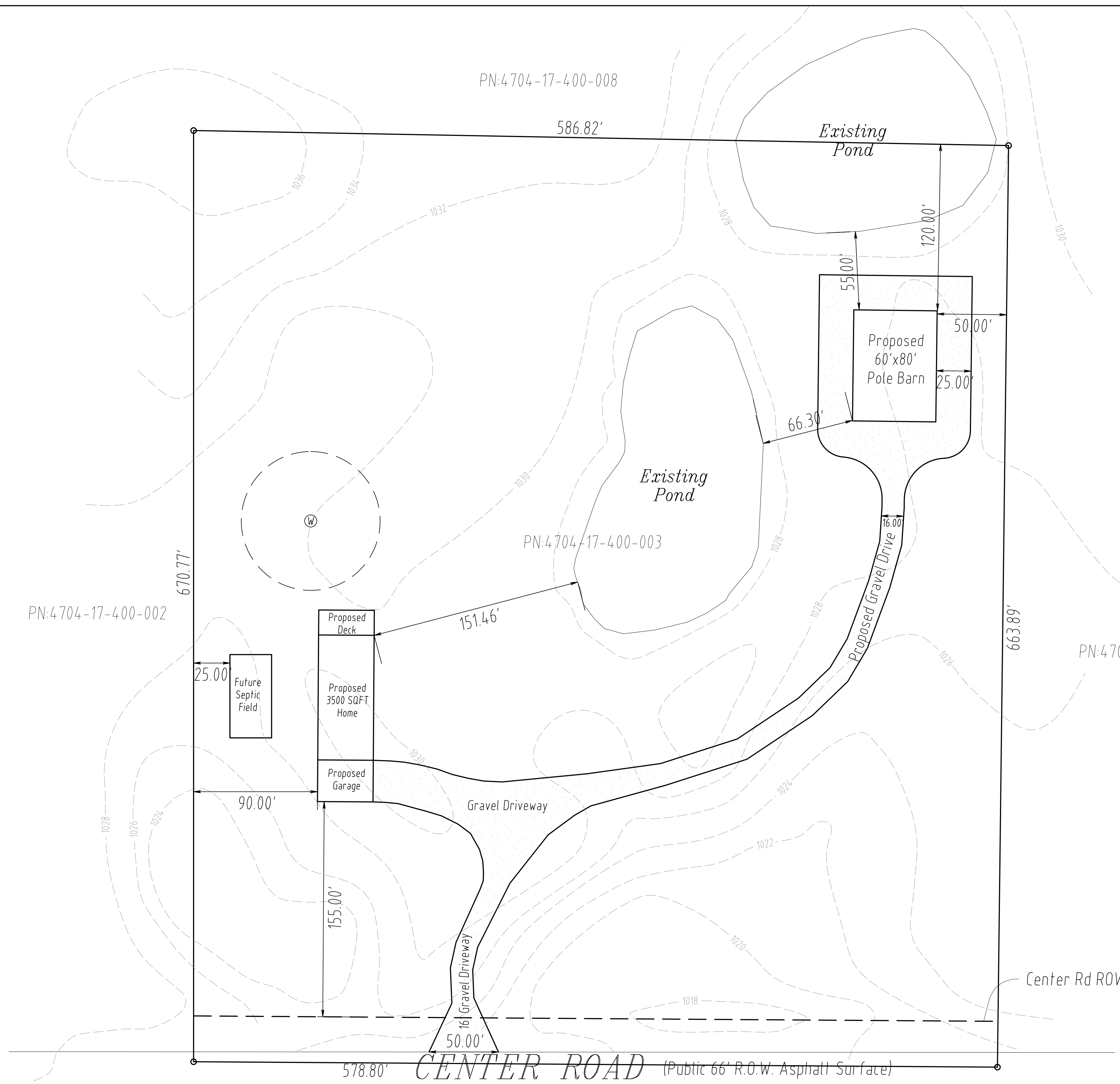
Total	2,000.00
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TENDERED:	CHECKS	1093	2,000.00
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Signed: _____



Section 17, T4N, R6E, The West 594 Feet of The
East 924 Feet of The South 1/2 of the Southwest
1/4 of Southeast 1/4, Livingston County, MI



THIS DRAWING SHALL NOT BE USED
TO ESTABLISH PROPERTY LINES

THIS SURVEY IS SUBJECT TO
ANY FACTS THAT MAY BE
DISCLOSED BY A FULL AND
ACCURATE TITLE SEARCH.

SHEET NUMBER	FILE	VERT. SCALE	HORZ. SCALE: 1" = 40'	CHECKED BY: ESH	DATE: 6/14/22	DESIGNED BY: ESH	DATE: 6/14/22	Tri-County Engineering 14305 Wright Dr Linden, MI 48451 (517)-202-4806 eheethuis@yahoo.com	DATE:	BY:	REVISIONS:
				Hornbacher Property TYRONE TOWNSHIP							

Property Proposal Plans

House size will be approximately 3000 to 3500 square feet.

Pole Barn will be 60 x 80 square feet.

The driveway will be asphalt.

Around the pole barn we will be using asphalt as well.

Only necessary trees will be cut down and utilized.

The house will be the daily residence for the family.

The pole barn will be a storage area for my directional drilling company.

The items that will be stored in and around the pole-barn include but are not limited to, a few used drill rigs, very little product that I use frequently, possibly the extra flatbed semi-truck.

I would be doing some repairs/maintenance to my trucks and equipment inside.

NO employees will be coming to the residence to park or work.

No customers or selling of goods will take place here.

No signage will be on or around the property.

The hours spent working in the pole barn will be from 9am- 5pm and entail working on the wear and tear on my equipment and trucks. However, most if not all maintenance and repairs are done onsite. Again, my employees will not be coming to the barn to assist or work.

Concerning parcel number 17-400-003 V/L located on center road

I'm sending this information in hopes the said property can be rezoned too whichever necessary.

So, I may build a pole barn to store my company's equipment as well as build a home to reside in.

Thank you,

Greg Hornbacher



OLD BUSINESS #2

Master Plan

INTRODUCTION

1.1 Purpose of Master Plan

Planning is a process that involves the conscious selection of policy choices related to land use, growth, and physical development. The decisions that Tyrone Township makes over the next several years will have a significant impact on the character and quality of life in the Township into the future.

The Township is located at the northern edge of development in southeastern Michigan. Development pressures are likely to increase as development spreads and people are attracted to the Township's rolling hills, attractive vistas, and rural character.

Township residents have long expressed concern about maintaining the rural character of the community. This Master ~~plan~~ Plan is intended to protect and preserve those qualities that residents value while recognizing that growth and other pressures will create needs that must be addressed.

The purpose of this Master Plan is to state the goals and identify the objectives and strategies related to land use and development that the Township will pursue to achieve its goals.

1.2 How Master Plan is Used

Master plans serve may serve many functions and may be used in a variety of ways, as described below.

Most importantly, the Master Plan is a general statement of Tyrone Township's goals and objectives and provides a single, comprehensive view of the community's desires for the future.

- The Master Plan serves as an aid in daily decision making. The goals and objectives defined in the Master Plan provide guidance to the Planning Commission, Township Board, and other bodies in their deliberations related to zoning, subdivision, capital improvements, and other matters related to land use and development. It provides a stable, long-term basis for decision making, providing for a balance of land uses specific to the Township's character.
- The Master Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act (*PA 110 of 2006*) requires that zoning ordinances be based on a plan designed to promote the public health, safety, and general welfare. It is important to note that the Master Plan does not replace other Township ordinances.
- The Master Plan attempts to coordinate public improvements and private developments. For example, public investments like roads, sewer, water, or other infrastructure improvements, should be located in areas identified

in the Master Plan as resulting in the greatest benefit to the Township and the community.

- Finally, the Master Plan serves as an educational tool, providing citizens, property owners, developers, and adjacent communities a clear indication of the Township's direction for the future.

In summary, The Tyrone Township Master Plan is the only officially-adopted document that sets forth a comprehensive agenda for the achievement of goals and objectives related to land use and development. It is a long-range statement of general goals and objectives aimed at the unified and coordinated development of the Township in a manner that compliments the goals of nearby communities, wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner. It provides the basis upon which zoning and land use decisions are made.

1.3 Authority to Prepare Master Plan

Tyrone Township's authority to prepare a master plan is established in the Michigan Planning Enabling Act (*PA 33 of 2008*), which states:

- (1) *A local unit of government may adopt, amend, and implement a master plan as provided in this act.*
- (2) *The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*
 - a) *Is coordinated, adjusted, harmonious, efficient, and economical.*
 - b) *Considers the character of the planning jurisdiction in terms of such factors as trends in land use and population development.*
 - c) *Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
 - d) *Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
 - i. *A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.*
 - ii. *Safety from fire and other dangers.*
 - iii. *Light and air.*
 - iv. *Healthful and convenient distribution of population.*
 - v. *Good civic design and arrangement and wise and efficient expenditure of public funds.*

Introduction Article

Draft 06.27.2022

- vi. *Public utilities such as sewage disposal and water supply and other public improvements.*
- vii. *Recreation.*
- viii. *The use of resources in accordance with their character and adaptability.*

The Planning and Enabling Act also states:

- (2) *A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:*
 - a) *A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, subject to subsection (5), public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, a land use plan and program for the county may be a general plan with a generalized future land use map.*

The Planning Enabling Act also requires the Planning Commission to "make careful and comprehensive surveys and studies of present conditions and future growth of the municipality."

1.4 Historical Context

This Master Plan represents Tyrone Township's most-recent master plan. The previous Master Plan was adopted in 2012.

The Planning Commission conducted a review of that Master Plan in YEAR, and determined it was generally still adequate, but noted several changes for future master plans.

Because communities and conditions are constantly changing, the information contained in a master plan becomes outdated over time. As conditions change, so do the opportunities and expectations for the future. It is essential to periodically review and update this Master Plan and reevaluate its basic vision and implementation.

The Planning Enabling Act requires review of master plans at least every five years.

1.5 Planning Process

The process used to develop this Master Plan consists of three main phases, described below.

- **Where are we now?** The first phase involves comprehensive survey and study of existing conditions in the community and surrounding area, including community character, social characteristics, housing characteristics, economics, land use, transportation, and community facilities. Conditions are inventoried, updated, and mapped to document current status. A community-wide survey and visioning sessions are conducted to gather opinions and preferences from residents and property owners.
- **Where do we want to be?** The second phase involves development of goals, objectives, and strategies outlining the community's vision for what it wants to be in the future.
- **How do we get there?** The final phase involves identifying specific steps and polices for the Township to pursue in order to achieve the community's vision, including updating the future land use map to illustrate the desired arrangement of land uses within the Township.

[End of Introduction Article.]

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REDLINE SHOWS CHANGES FROM (06.20.2022) DRAFT.

COMMUNITY CHARACTER

2.1 Overview

Tyrone Township is located in the northeastern corner of Livingston County. It borders Fenton Township and the City of Fenton in Genesee County to the north; Rose Township in Oakland County to the east; Hartland Township to the south; and Deerfield Township to the west.

The Township is roughly 15 miles south of Flint, home to Kettering University and University of Michigan Flint. It is roughly 25 miles north of Ann Arbor, home to the University of Michigan. Lansing and Michigan State University are roughly 45 miles to the west. Detroit is southeast roughly 55 miles.

The Township is slightly larger than 36 square miles, with 35.4 square miles of land and 1.2 square miles of surface water, including lakes and rivers.

The Township is defined by its unique blend of rural character and close proximity to major urbanized areas. US-23, a divided, limited-access highway, runs north/south through the Township, connecting Flint and Ann Arbor. I-96, which runs southeast/northwest, connecting Detroit and Lansing, is roughly 12 miles south of the Township. Roughly 10 miles north of the Township, US-23 merges with I-75, which connects Flint and Detroit.

Attractive rural features and easy access to urban areas have made the Township a popular bedroom community for those willing to exchange a longer daily commute for the rural character of the community. The landscape features rolling hills, country roads, working farms, woodlands, wetlands, rivers and lakes. Low-density single-family dwellings are found throughout the Township, with more-intensive development in the northeast near the City of Fenton and around the lakes.

Because of these attractive features and access, the Township has experienced increasing development pressure. While the Tyrone's population of 11,986 people is relatively modest, it represents an increase of 41.6% percent from 2000. The most recent SEMCOG projections predict an increase in the Township's population to 12,486 people by 2045.

Predicted population increases and reduced household sizes will create pressure to develop more land area for residential uses and supporting businesses and industry.

ADD LOCATION MAP HERE.

2.2 History and Development

Tyrone Township was first settled in 1834, when three men, George Dibble, George Cornell, and William Dawson, purchased land in the area. They were followed over the next two years by nearly 150 additional settlers, who purchased most of the available land in the Township.

Many of the Township's early residents came from upstate New York. Various town names from New York were considered for the Township's name. According to

historic records, the name was suggested by Jonathan L Wolverton; several early settlers came from County Tyrone in Ireland.

The first school opened in 1838. The first church was built in 1844. Postal services were started by 1852. Tyrone was organized as a township in 1887.

The Township's history, as in most of Livingston County, has been rooted in agriculture. In the 1800s, agriculture and related industries dominated the economy. The Township's main agricultural products included hay, grains, sheep, dairy cattle, horses, and apples.

Because of this agricultural focus, the Township developed with large, dispersed lots, with few concentrated settlement areas. Haller's Corners, Parshallville, Hill Top Orchards, and the original Townhouse site (*Tyrone Center*) are areas that once showed signs of developing as community centers. None of those centers ever developed as an urban area with a local government. The Township continues to be dispersed, and the community does not have a downtown or central area.

Residential development over the past 50 years has mostly taken place in the northern third of the Township, near the City of Fenton, around the lakes, and along major arterial roads. The character of the area near Fenton has changed from rural to large-lot suburban.

Although the Township remains primarily rural in character, the emphasis and importance of agriculture has decreased. Today, the Township has become a rural residential home for many commuters who work in more urbanized areas.

2.3 Open Space/Rural Character

The most distinguishing and visible characteristics of Tyrone Township are its attractive open spaces and rural character. The topography consists of rolling hills and open meadows along quiet country roads, creating a picturesque environment. Open meadows, woodlands, and wetlands give the Township a simple, natural beauty.

Much of the Township's residential development consists of five and ten acre lots, with housing in the front and natural woodlands behind the housing.

Residents recognize the importance of preserving the Township's natural rural character. Many residents were attracted to the Township for this very character.

2.4 Lakes Influence

Tyrone Township is within the Shiawassee River watershed and home to several inland lakes, including Lake Tyrone, Lake Shannon, Runyan Lake, and Hoisington Lake. Except for Hoisington Lake, relatively-dense residential areas have developed around the lakes, creating an "*Up North*" environment that is extremely attractive and desirable for residents.

The lakes can also provide recreational opportunities for residents, although limited access sites may limit the opportunities for those who do not live along the lakes.

Due to the nature of the lakes and the surrounding areas, they are vulnerable to environmental challenges, such as siltation and nutrient loading. **INVASIVE SPECIES.**

Maintaining water quality of the Township's lakes is important for health and maintaining the value of these unique natural features and residential areas.

2.5 US-23 Corridor Influence

US-23 is a critical transportation corridor in Michigan and the Great Lakes Region, moving goods and people between Michigan and Ohio. It connects Flint, Ann Arbor, and Toledo. Its northern end connects with I-75 and northern Michigan. Its southern end connects with I-75 and northern Ohio. As southeastern Michigan has grown, US-23 has functioned as an external loop around the western side of the heavily-developed areas of the region.

It is the most important roadway in Tyrone Township, providing the community with connections to employment, shopping, services, dining, recreation, and entertainment. According to MDOT traffic counts, the two-way annual average daily traffic on US-23 north of White Lake Road is 46,659 vehicles a day (2020); north of between Center Road and White Lake Road is just 61,364 47,039 vehicles; (2021 2020), which is an increase of 35-3.7 percent or 16,027 1,702 vehicles a day from 2011-; and south of Center Road is 49,805 46,355 vehicles a day (2017 2020), which is an increase of 12-4.9 percent or 5,622 2,172 vehicles a day from 2011. On heavily-travelled holidays and other high-volume days, the traffic volumes are higher.

The Township recognizes the importance of US-23 in the daily lives of residents. It provides important external connections and opportunities. However, it also brings noise, air pollutants, visual intrusions, and traffic safety concerns.

The Township recognizes the need to carefully plan for the best use of the US-23 corridor so that it will continue to serve the needs of residents and businesses.

2.6 City of Fenton Influence

The City of Fenton has a population of 12,050 (2020) and is located in the southeastern corner of Genesee County, sharing a border with Tyrone Township. It is characterized by slow and steady growth, good schools, a strong downtown, and intense economic development along the US-23 corridor. It also serves as a bedroom community to Flint and Oakland County.

Although Fenton is not located within the Township, it has a profound effect on its development patterns. Existing land use maps show that the majority of the more intense housing development is in the northern one-third of the Township, near Fenton.

Reasons for increased development in this area include proximity to fire protection services and shopping and retail opportunities. Downtown Fenton has many small retail stores and services. Several large retailers, such as Home Depot, Target,

Tractor Supply Company, and Walmart are located along US-23. The City is also home to several destination restaurants, such as The Laundry, Fenton Winery and Brewery, and Fenton Hotel Tavern and Grille.

Fenton has a large industrial area, just east of US-23 between Owen Road and Silver Lake Road.

The close proximity of these services combined with the fact that many Tyrone residents commute past this area may limit similar business opportunities within the Township.

Tyrone residents frequently attend festivals and events in Fenton, such as Freedom Festival, Jinglefest, and the annual downtown Trick-or-Treat.

2.7 City of Linden Influence

The City of Linden has a population of 3,981 (2020) and is located in southern Genesee County, roughly 1.5 miles north of western Tyrone Township. It is characterized by slow and steady growth, quality schools, and a historic downtown with shops and small businesses.

Although Linden is not located within Tyrone Township, the northwestern portion of the Township is within Linden Community Schools. This, together with proximity, exposes a significant population of Township residents to Linden shopping and service opportunities, including small businesses, fast food, convenience stores, medical services, veterinarians, and hardware. These residents may find it more convenient to visit these stores and may develop shopping loyalties that may impact business opportunities for similar stores in the Township.

2.8 Hartland Township Influence

Hartland Township has a population of 15,256 (2020) and is located along Tyrone Township's southern border. It is characterized by steady growth, quality schools, and a major shopping district along the M-59/US-23 corridor, which has experienced significant growth since 2000.

Hartland is likely to have a profound impact on the Township's future development patterns. It has fire protection services close to the shared border, has a desirable school district, and provides convenient shopping and dining opportunities.

Several large retailers, such as Kroger, Meijer, Target, and Walmart, as well as numerous fast-food restaurants are located along M-59. Hartland also has a popular farmers' market.

The close proximity of these services combined with the fact that many Tyrone residents commute past this area may limit similar business opportunities within the Township.

The Hartland village area also serves as an asset for the Township, especially the historic Music Hall.

Hartland and Tyrone Township are partners in the Livingston Regional Sewer System.

2.9 Parshallville Influence

Parshallville, located in the southwestern part of Tyrone Township and the northwestern portion of Hartland Township, began to develop in the mid-1800s. By 1880, this community had a post office, general store, and other shops and businesses. Although not incorporated, this community's strength has been its ability to maintain its rural and pastoral look and feel through the preservation of historic structures and resistance to modern development pressures.

The community has been able to capitalize on its New England style small town charm, drawing weekend visitors. Attractions include Tom walker's Grist Mill and scenic views of the mill pond.

Parshallville's charm and proximity to Lake Shannon have attracted residents to this area of the Township.

Existing land use maps show that Lake Shannon is completely surrounded by residential development. This has created a second small population center in the otherwise dispersed Township.

ADD SURVEY AND VISIONING SESSION REFERENCES.

ADD PICTURES.

[End of Community Character Article.]

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REDLINE SHOWS CHANGES FROM (06.20.2022) DRAFT.

SOCIAL ANALYSIS

3.1 Overview

The population of Tyrone Township has continued to grow. According to the 2020 Census, the Township's population is 11,986 people.

Several important recent population trends in the Township are:

- The population has continued to grow;
- The population growth has slowed in recent years;
- The population growth is above average of surrounding communities and the County;
- The population has grown older;
- The number of residents aged 19 and under has decreased; and
- The median age of residents is higher than that of the State and Livingston County⁷.

3.2 General Population

Tyrone Township's population in 2020 of 11,986 people represents an increase of 41.6 percent from 2000.

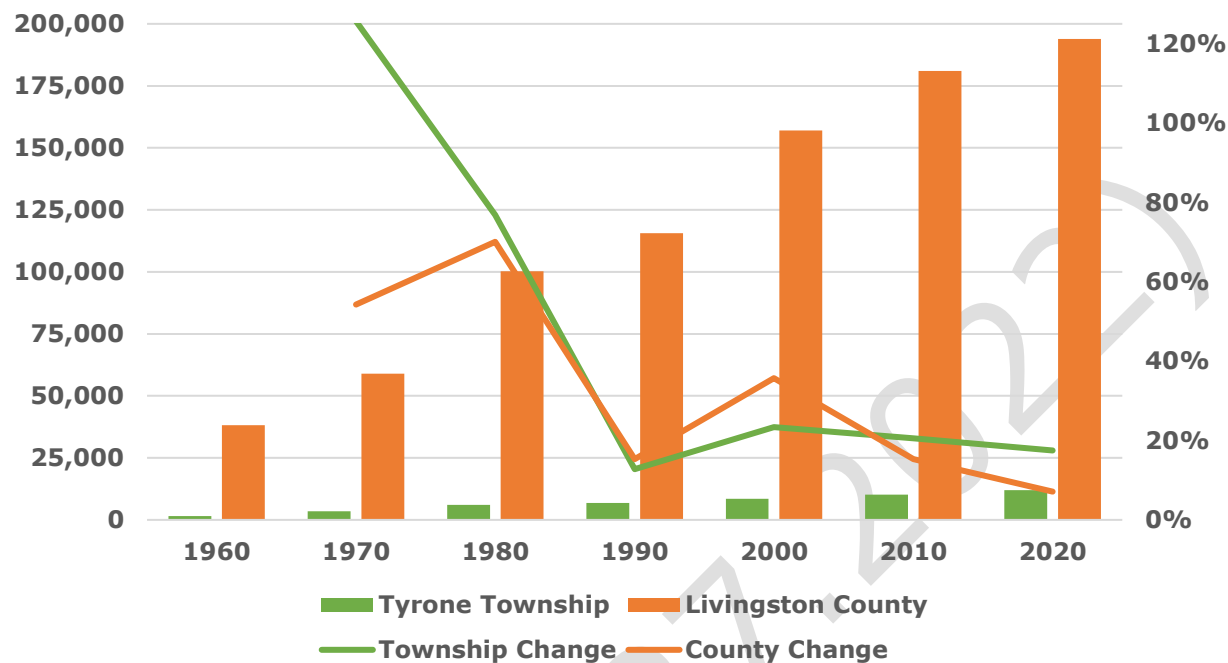
Table 3.2.1 and Graphs 3.2.1 and 3.2.2 below shows the Township's population since 1960 and the population and percent change and population density for the Township and Livingston County since 1960.

Table 3.2: Population in Tyrone Township 1960-2020

Year	Population	Numeric Change	Percent Change	People/ Square Mile
1960	1,523			42.3
1970	3,437	+ 1,914	+ 125.7%	95.5
1980	6,077	+ 2,640	+76.8%	168.8
1990	6,854	+ 777	+12.8%	190.4
2000	8,459	+1,605	+23.4%	235.0
2010	10,020	+1,561	+18.5%	283.0
2020	11,986	+1,966	+19.6%	332.9

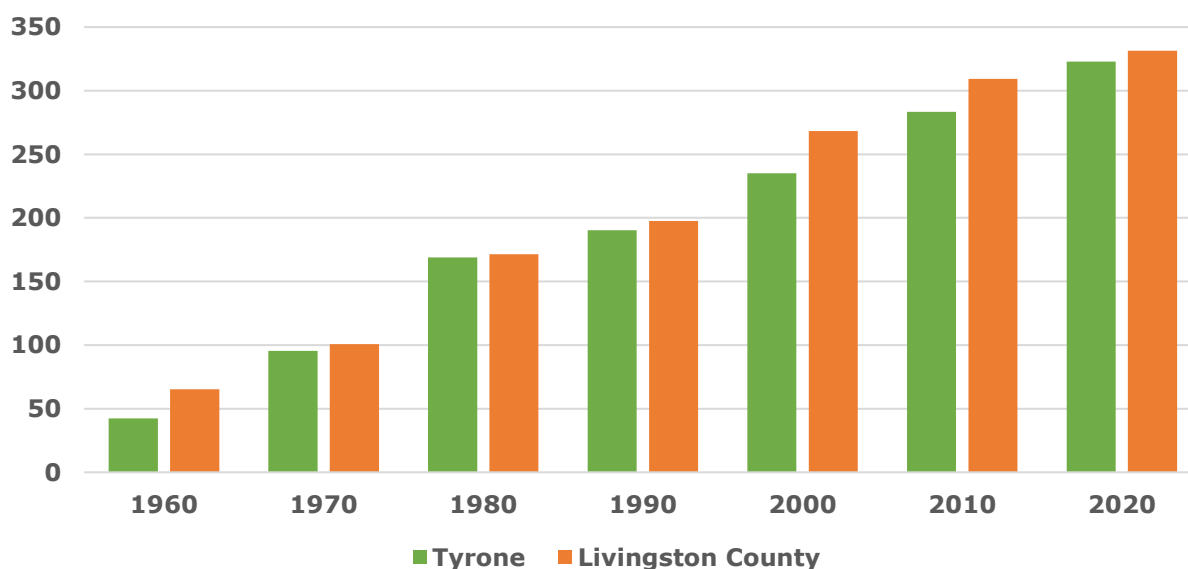
(Source: US Department of Commerce, Bureau of Census)

Graph 3.2.1: Population in Tyrone Township and Livingston County 1960-2020



(Source: US Department of Commerce, Bureau of Census)

Graph 3.2.2: Population Density in Tyrone Township and Livingston County 1960-2020



(Source: US Department of Commerce, Bureau of Census)

The Township experienced its largest percentage increase in population between 1960 and 1970, when its population more than doubled from 1,523 to 3,437 people (125.7 percent). The Township experienced its largest numeric increase between 1970 and 1980, when its population increased by 2,640 people.

The Township experienced its slowest growth between 1980 and 1990. The population increased 12.8 percent during this period.

Despite the slow economy of the 2000s, the Township's population grew by almost the same number of people during the 2000-2020 decades as it did during the 1990s.

The population density of the Township has increased over the last 50 years, from 42.3 to 332.9 people per square mile. This increase has been at a similar but slightly slower rate than that of Livingston County.

Table 3.2.2 shows the population of the Township, surrounding communities, and Livingston County since 1980.

Table 3.2.2: Population in Tyrone Township and Surrounding Communities 1980-2020

	1980	1990	2000	2010	2020	Percent Change
Oceola Township	4,175	4,825	8,362	11,936	14,623	+250.3%
Hartland Township	6,034	6,860	10,996	14,663	15,256	+152.8%
Deerfield Township	2,611	3,000	4,087	4,170	5,765	+120.8%
Holly Township ¹	8,486	8,852	10,037	11,362	18,003	+112.1%
Tyrone Township	6,077	6,854	8,459	10,020	11,986	+97.2%
City of Linden	2,174	2,407	2,861	3,991	4,142	+90.5%
Argentine Township	4,180	4,651	6,521	6,913	7,091	+69.6%
City of Fenton	8,098	8,434	10,582	11,756	12,050	+48.8%
Fenton Township	11,744	10,073	12,968	15,552	16,843	+43.4%
Rose Township	4,465	4,926	6,210	6,250	6,188	+38.6%
Highland Township	16,958	17,941	19,169	19,202	19,172	+13.1%
Livingston County	100,289	115,645	156,951	180,967	193,866	+93.3%

(Source: US Department of Commerce, Bureau of Census)

1) Includes Holly Township and the Village of Holly.

A comparison with surrounding communities since 1980 shows that the Township's population growth of 97.2 percent is slightly above average and larger than the population growth of the County.

The Township's population growth of 19.6 percent from 2010 to 2020, however, is amongst the highest of surrounding communities, behind only Holly Township (58.4 percent), Deerfield Township (38.2 percent), and Oceola Township (22.5 percent) and significantly greater than the population growth for the County (7.1 percent).

The most recent projections from the Southeast Michigan Council of Governments (SEMCOG) predict an expected increase in the Township's population to 12,486 people by 2045. This would represent a 4.1 percent increase in population from 2020. This would be a much slower rate of growth than experienced by the Township since at least 1960.

3.3 Age Distribution

The age distribution of Tyrone Township's residents has changed. Understanding these changes helps determine what types of services may be needed.

The Township's median age has increased from 42.4 to 43.4 years from 2010 to 2020.

The Township has fewer people in the family-forming years compared to the State and County. The Township also has a significantly larger portion of its population in mature families. Roughly one quarter of the Township's residents are less than 20 years old, which is generally consistent with the County. However, the higher concentration of mature families suggests that there will be a lower birth rate in the Township compared to other communities in the future.

Table and Graph 3.3.1 below show the age distribution in Tyrone Township since 2000.

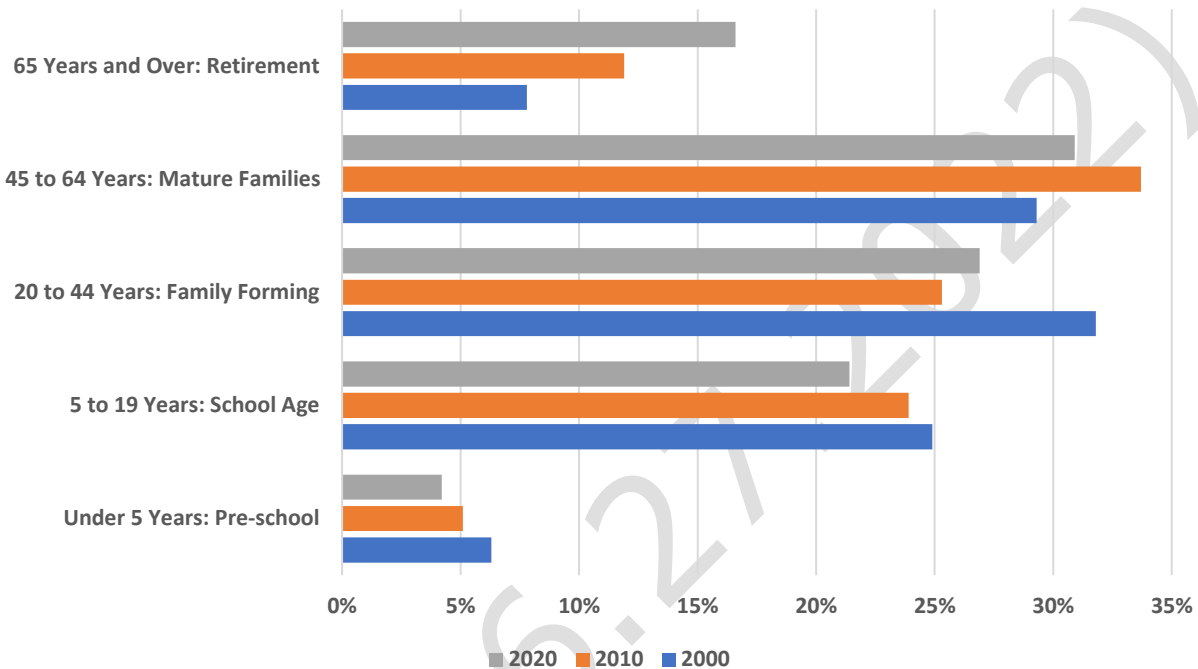
Table 3.3.1: Age Distribution in Tyrone Township Since 2000

Age Group	2000		2010		2020	
<u>Under 5 Years</u> <u>Pre-school</u>	<u>533</u>	<u>6.3%</u>	<u>510</u>	<u>5.1%</u>	<u>440</u>	<u>4.2%</u>
<u>5 to 19 Years</u> <u>School Age</u>	<u>2,104</u>	<u>24.9%</u>	<u>2,395</u>	<u>23.9%</u>	<u>2,689</u>	<u>21.4%</u>
<u>20 to 44 Years</u> <u>Family Forming</u>	<u>2,688</u>	<u>31.8%</u>	<u>2,534</u>	<u>25.3%</u>	<u>2,825</u>	<u>26.9%</u>
<u>45 to 64 Years</u> <u>Mature Families</u>	<u>2,476</u>	<u>29.3%</u>	<u>3,382</u>	<u>33.7%</u>	<u>3,239</u>	<u>30.9%</u>
<u>65 Years and Over</u>	<u>658</u>	<u>7.8%</u>	<u>1,199</u>	<u>11.9%</u>	<u>1,743</u>	<u>16.6%</u>

Retirement

(Source: US Department of Commerce, Bureau of Census)

Graph 3.3.2: Age Distribution in Tyrone Township Since 2000



(Source: US Department of Commerce, Bureau of Census)

The most significant increase was in the 65 years and over age group, which increased by 45.5 percent, from 1,199 to 1,743 people. Another significant increase was in the 45 to 64 years age group, which increased 15.1 percent, from 3,385 to 3,893 people. The 20 to 44 years age group increased 11.4 percent, from 2,534 to 2,825 people

The most significant decrease was in the under 5 years old age group, which decreased 13.7 percent from 510 to 440 people. The 5 to 19 years age group decreased 6.0 percent from 2,395 to 2,249 people.

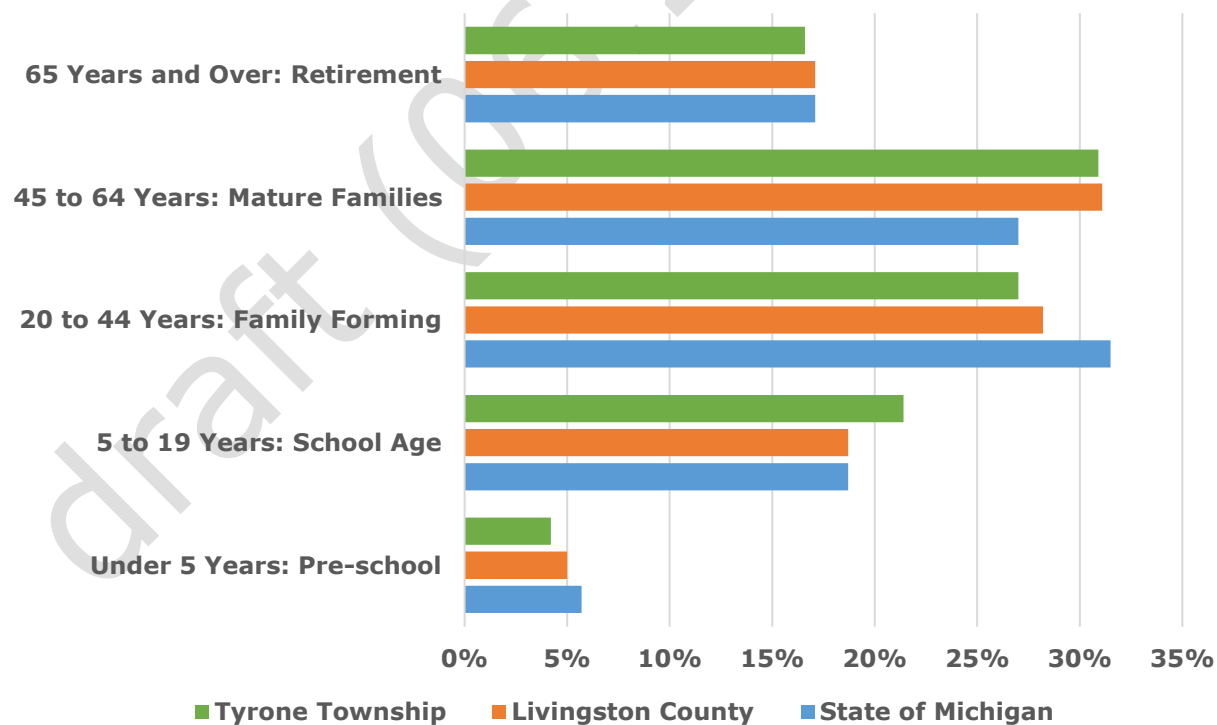
Table and Graph 3.3.2 below show the age distribution in Tyrone Township, Livingston County, and the State of Michigan.

Table 3.3.2: Age Distribution in Tyrone Township, Livingston County, and State of Michigan 2020

Age Group	Tyrone Township		Livingston County		State of Michigan	
Under 5 Years <i>Pre-school</i>	440	4.2%	9,612	5.0%	568,326	5.7%
5 to 19 Years <i>School Age</i>	2,689	21.4%	35,474	18.7%	1,859,662	18.7%
20 to 44 Years <i>Family Forming</i>	2,534 534 825	27.06.9 %	53,699	28.2%	3,146,457	31.5%
45 to 64 Years <i>Mature Families</i>	3,239	30.9%	59,244	31.1%	2,686,621	27.0%
65 Years and Over <i>Retirement</i>	1,743	16.6%	32,803	17.1%	1,712,841	17.1%

(Source: US Department of Commerce, Bureau of Census)

Graph 3.3.2: Age Distribution in Tyrone Township, Livingston County, and State of Michigan 2020



(Source: US Department of Commerce, Bureau of Census)

~~The most significant increase was in the 65 years and over age group, which increased by 45.5 percent, from 1,199 to 1,743 people. Another significant increase was in the 45 to 64 years age group, which increased 15.1 percent, from 3,385 to 3,893 people. The 20 to 44 years age group increased 11.4 percent, from 2,534 to 2,825 people.~~

~~The most significant decrease was in the under 5 years old age group, which decreased 13.7 percent from 510 to 440 people. The 5 to 19 years age group decreased 6.0 percent from 2,395 to 2,249 people.~~

3.4 Sex Distribution

Tyrone Township's proportional splits in males and females are similar to that of Livingston County and the State of Michigan. The percentage of men in the Township is slightly larger than in the County. The percentage of women in the Township is slightly larger than in the County. However, the difference is so small that it is statistically insignificant.

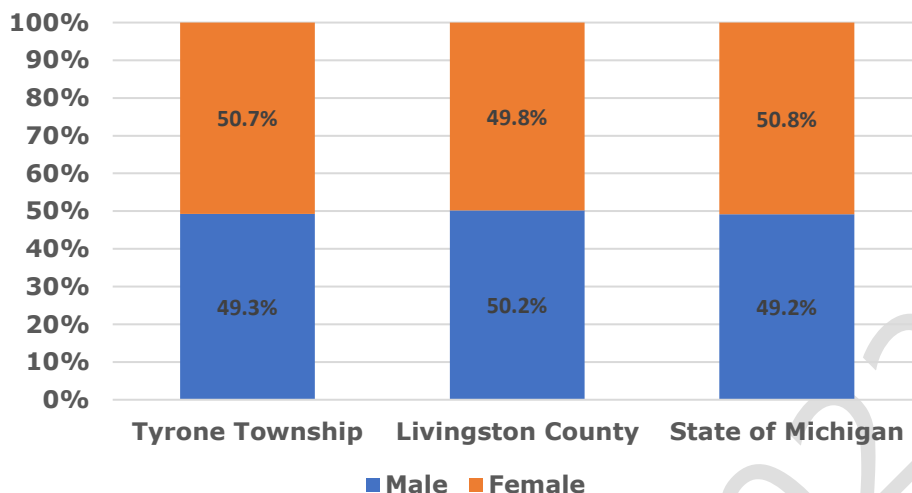
Table and Graph 3.4 below show the sex distribution for Tyrone Township, Livingston County, and the State of Michigan.

Table 3.4: Sex Distribution in Tyrone Township, Livingston County, and State of Michigan 2020

	Male		Female	
Tyrone Township	5,171	49.3%	5,325	50.7%
Livingston County	95,755	50.2%	95,077	49.8%
State of Michigan	4,911,965	49.2%	5,061,942	50.8%

(Source: US Department of Commerce, Bureau of Census)

Graph 3.4: Sex Distribution in Tyrone Township, Livingston County, and State of Michigan 2020



(Source: US Department of Commerce, Bureau of Census)

3.5 Racial Composition

Tyrone Township, similar to Livingston County, is relatively homogenous with primarily white populations.

The Township is 96.4 percent white, which is slightly lower than the County, which is 98.7 percent white, and significantly higher than the State, which is 78.9 percent white. The State has a higher percentage of African Americans, American Indians, Asians, Native Hawai'ians and Pacific Islanders, and Hispanics or Latinos than either the Township or the County.

The racial composition of the Township is generally similar to that of surrounding communities and the County. For example, the City of Fenton is 94.9 percent white; Hartland Township is 90.9 percent white; Deerfield Township is 92.8 percent white; and Rose Township is 89.4 percent white.

Hispanics and Latinos are not included in the table or graph below because the US Census records this ~~date-data~~ separately. The percentage of Hispanics and Latinos are 3.0 percent in the Township, 2.4 percent in the County, and 5.1 percent in the State.

Table and Graph 3.5 show the racial composition for Tyrone Township, Livingston County, and the State of Michigan.

Table 3.5: Racial Composition in Tyrone Township, Livingston County, and State of Michigan 2020

	Tyrone Township	Livingston County	State of Michigan
White	97.4%	96.3%	78.4%

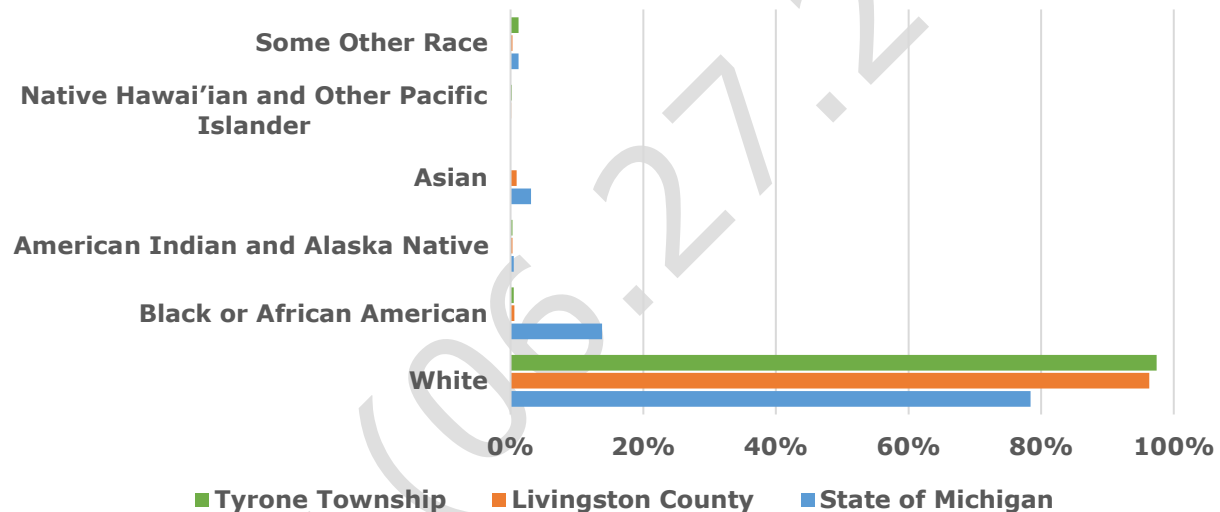
Social Analysis Article

Draft 06.27.2022

Black or African American	0.5%	0.6%	13.8%
American Indian and Alaska Native	0.3%	0.3%	0.5%
Asian	0.3%	0.9%	3.1%
Native Hawai'ian and Other Pacific Islander	0.0%	0.1%	0.0%
Some Other Race	0.2%	0.3%	1.2%

(Source: US Department of Commerce, Bureau of Census)

Graph 3.5: Racial Composition in Tyrone Township, Livingston County, and State of Michigan 2020



(Source: US Department of Commerce, Bureau of Census)

3.6 Education

Tyrone Township generally has higher educational attainment levels than Livingston County and the State of Michigan. The largest difference is in the population that did not graduate high school or whose highest level of education is a high school degree. The Township has a higher percentage of residents with an associate degree, bachelor's degree, or graduate degree.

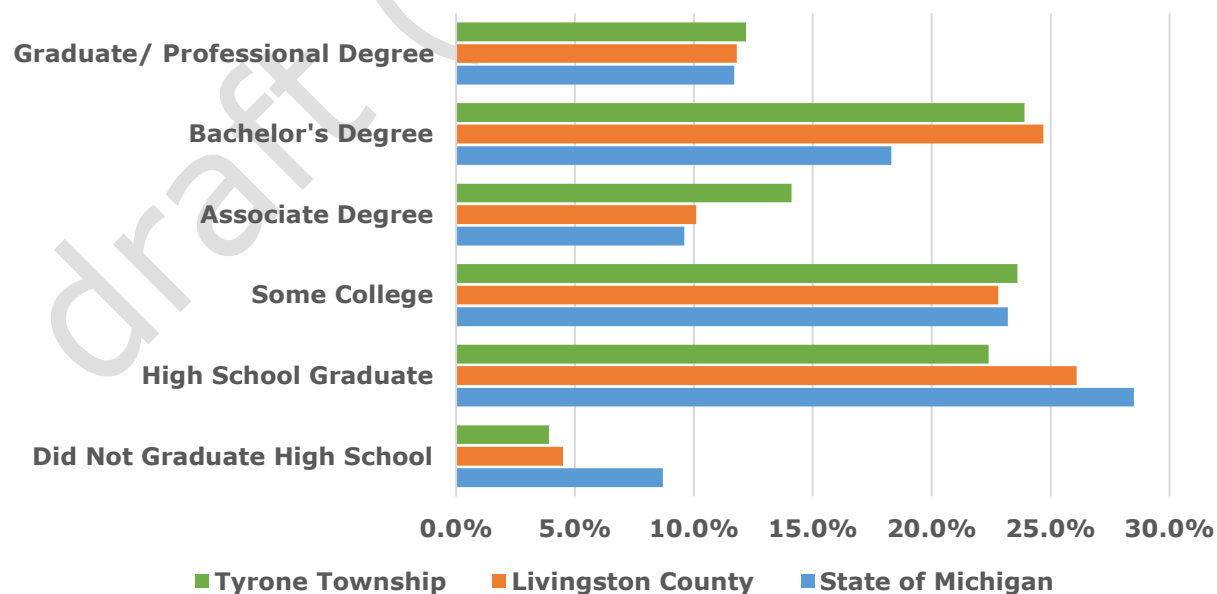
While the percentage of residents with higher education in the Township, County, and State all increased from 2010 to 2020, the County and State saw greater increases in the percentage of residents with bachelor's degrees or graduate degrees.

Table and Graph 3.6 show the highest level of educational attainment for those 25 years old and older in Tyrone Township, Livingston County, and the State of Michigan.

Table 3.6: Educational Attainment Tyrone Township, Livingston County, and State of Michigan 2010/2020

	Tyrone Township		Livingston County		State of Michigan	
	2010	2020	2010	2020	2010	2020
Did Not Graduate High School	5.6%	3.9%	6.4%	4.5%	11.3%	8.7%
High School Graduate	23.0%	22.4%	27.8%	26.1%	30.9%	28.5%
Some College	25.3%	23.6%	25.2%	22.8%	24.2%	23.2%
Associate Degree	11.0%	14.1%	9.5%	10.1%	8.4%	9.6%
Bachelor's Degree	23.8%	23.9%	21.1%	24.7%	15.6%	18.3%
Graduate/ Professional Degree	11.2%	12.2%	10.1%	11.8%	9.6%	11.7%

(Source: US Department of Commerce, Bureau of Census)

Graph 3.6: Educational Attainment Tyrone Township, Livingston County, and State of Michigan 2010/2020

Social Analysis Article

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(Source: US Department of Commerce, Bureau of Census)

[End of Social Analysis Article.]

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