

**TYRONE TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
August 9, 2022 7:00 p.m.

**This meeting will be held at the Tyrone Township Hall and via Zoom  
videoconferencing**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**CALL TO THE PUBLIC:**

**APPROVAL OF THE AGENDA:**

**APPROVAL OF THE MINUTES:**

- 1) 06/14/2022 Regular Meeting & Public Hearing Minutes

**OLD BUSINESS:**

- 1) Master Plan

**NEW BUSINESS:**

**CALL TO THE PUBLIC:**

**MISCELLANEOUS BUSINESS:**

**ADJOURNMENT:**

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

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# **OLD BUSINESS #1**

Master Plan



1 **TYRONE TOWNSHIP PLANNING COMMISSION**  
2 **REGULAR MEETING MINUTES DRAFT KC**  
3 **June 14, 2022 7:00 p.m.**

4  
5 **This meeting was held at the Tyrone Township Hall with remote access via Zoom videoconferencing.**  
6 **The meeting was recessed at 7:30 pm to hold the scheduled public hearing.**  
7

8 **PRESENT:** Rich Erickson, Kurt Schulze, Steve Krause, Jon Ward, and Bill Wood  
9

10 **ABSENT:** Chet Schultz and Garrett Ladd  
11

12 **OTHERS PRESENT:** Ross Nicholson and Zach Michels  
13

14 **CALL TO ORDER:** The meeting was called to order at 7:00 by Chairman Erickson.  
15

16 **PLEDGE OF ALLEGIANCE:**  
17

18 **CALL TO THE PUBLIC:** Several members of the public spoke about items not on the agenda.  
19

20 **APPROVAL OF THE AGENDA:**

21 Vice-Chairman Kurt Schulze moved to approve the agenda as presented Commissioner Steve  
22 Krause supported the motion. The motion carried by unanimous voice vote.

23 **APPROVAL OF THE MINUTES:**  
24

25 **OLD BUSINESS:**  
26

27 **1) Foster Storage Condominium Special Land Use.**  
28

29 Zach Michels gave a brief review to refresh everyone's memory. This is for a special land use  
30 and a combined preliminary and final site plan for a mini-warehouse facility. It will be  
31 condominium ownership and not a rental. It requires condominium documents and an association  
32 just as if it were a whole site plan with a bunch of houses on it. It calls for 115 individual units.  
33 The property is 10 acres in size including the right-of-way and, in the PCI district, – Planned  
34 Commercial Industrial –where that use is a special land use and the future land use map also  
35 calls for PCI up and down that side of the highway. Regarding natural resources, there's big  
36 topography there, there are hydric soils but no wetlands. There were variances granted by the  
37 ZBA for several of the setbacks. The Planning Commission determined that the access drives fell  
38 underneath the exemption that allows drives to access rear yards and garages. He recommended  
39 they ensure the variances were still good, as they do expire at some point.  
40

41 For access and circulation, it will require driveway approval from Livingston County Road  
42 Commission. The fire inspectors should look at it and give their approval. There are turning  
43 radiuses for the trucks on there. One thing he didn't see on the site plan was security gate details  
44 including first responder access. The off-street parking and loading have been revised from what  
45 they saw last time for essential services. The location of electrical services within the site isn't  
46 shown on the site plan. There is a lot of landscaping going in. The board may want to consider  
47 more landscaping on the side toward Old US-23, primarily because it is elevated up and more  
48 visible. Irrigation system details should be added to the site plan. The lighting details are  
49 consistent with what the zoning ordinance requires; it should be added to the site plan where all  
50 of the fixtures will go on the buildings. The sign on the site plan is out of the clear vision zone,  
51 and a note on the site plan says it will be a separate permit, so at that time the staff can check to  
52 be sure the height and the area, and the setback from the road right-of-way are all consistent.  
53 There will be no outside parking as all belongings must be inside the owner's unit. This should  
54 be put on the site plan.

55  
56 The Planning Commission discussed the special land use and the site plan. Zach Michels  
57 reminded the audience that the Planning Commission makes a recommendation on the site plan  
58 and special land use to the Township Board who makes the final decision.

59  
60 Bill Wood said that a lot of the questions that came up tonight were already brought up last time.  
61 Zach Michels said he wanted to bring them up again. He said he didn't talk too much about the  
62 appearance but wanted to remind the Planning Commission that our ordinance says commercial  
63 buildings should look like other commercial buildings. This one is a bit different because there  
64 aren't a lot of commercial buildings right near it. Jon Ward said these last comments were the  
65 details that need to be added to the site plan. He also said there are already a lot of trees on the  
66 site plan, and maybe some of the trees from the back side could be moved up closer to the front.  
67 Mr. Foster said the challenge with moving the trees up to the front is it won't change a whole lot  
68 because it's higher in elevation than on the Southeast corner. It takes a couple of years for them  
69 to grow, but they will fill in quite a bit and have a lot of coverage.

70  
71 Vice-Chairman Kurt Schulze asked Ross Nicholson if he'd received any written  
72 communications; he stated he had not. Chairman Rich Erickson asked the applicant if the  
73 electrical would be underground. He stated that it would be. Chairman Rich Ericson then asked  
74 the applicant if he had a general indication if these are going to be filled right away. He said he  
75 didn't know, it was still early. He said there is a lot of interest and they're going to go into phases  
76 instead of building all at once and letting it sit. They still need to get out there and start  
77 promoting them.

78  
79 Chairman Rich Erickson asked for a motion to suspend the meeting to begin the public hearing.  
80 Vice-Chairman Schulze moved to suspend the regular meeting to begin the public hearing. Bill  
81 Wood supported the motion. Motion carried.

82  
83  
84 **PUBLIC HEARING #1:**  
85

86 **1) Foster Storage Condominium Special Land Use:**  
87

88 Chairman Rich Erickson read the notice that was published in the newspaper.  
89

90 Chairman Rich Erickson asked Zach Michels to do another quick review for the people who just  
91 got to the meeting.  
92

93 Zach Michels said that this is a special land use and combined preliminary final site plan for a  
94 mini-warehouse facility that will be owned by individual people. Each unit will be a part of a  
95 condominium association. There will be 115 individual units. It is a special land use in that  
96 zoning district. It meets the developmental standards or received variances for setbacks. There  
97 are several smaller issues to be addressed. They can be addressed in revisions that go to the  
98 Township Board or administratively approved with conditions.  
99

100 Commissioner Steve Krause said that everything Zach Michels mentions seems like it could be  
101 approved administratively by Ross Nicholson. Ross Nicholson agreed and said if it is a  
102 conditional approval, he will give it a review and verify that everything has been completed as  
103 far as he can see. He will also send it to the subcommittee for verification.  
104

105 Chairman Rich Erickson asked the applicant, Brendan Foster, to come up to the podium and give  
106 a summary of his application. Mr. Foster explained that he was the developer of this project.  
107 There will be 115 units in the multiple buildings that are on the 10-acre site. It is a condo  
108 association so each individual purchaser will own the actual unit itself and will fall into a  
109 condominium association which will be managed by the association; all grounds maintenance  
110 and other items will be managed by the association. This is a very aesthetically pleasing project.  
111 There will be fencing around the facility; it will be a gated community so it will only allow  
112 access via a code to go into the facility. It is not a gathering facility; it is a storage location where  
113 you're going to have either RVs, boats, or classic cars. Some people may store other goods in  
114 their possession there. It's not a 24-hour round-the-clock type of facility. Most customers will  
115 probably come in during midday to take care of whatever they need to take care of. It's a  
116 growing popular concept. It gives a lot of opportunity for residents in this area, especially lake  
117 residents, to get RVs out of their yards. People accumulate things and need a place to store them.  
118

119 **PUBLIC COMMENTS:**  
120

121 A resident named Angela said that she lived across the street from the proposed condos. She said  
122 she was concerned about businesses being run out of the units. She wanted to know if there was

any way to prevent that. She said she could easily see a mechanic trying to work out of one of the units. She is also concerned that because there will be bathrooms in the units and satellite dishes & Wi-Fi will be permitted, people might live in the units. She asked if there will be a presence on-site to prevent these things.

Scott Dietrich of White Lake Road spoke. He said he submitted some things to the Planning Commission, and he hopes they enter into record before the end of the meeting. He foresees a lot of problems. He said, “these aren’t storage units. They’re going to be whatever these people want them to be”. He said that an association and the township are two separate entities, and he doesn’t think we need to be babysitting. He doesn’t like that there will be 115 owners and he thinks they should be leased or rented. He doesn’t like the heat or the bathrooms and said they’re ridiculous. There were several other issues he had with the proposed development. The Planning Commission thanked him for his comments.

Janette Ropeta of Fuller Drive spoke. She wanted to know what the restrictions would be; who was going to police it. She said that the neighbors have to watch it and they have to call in complaints. That’s the only way someone can be held to account.

Kurt Kennedy spoke. He said he lived directly across the street; he no longer lives there but his 90-year-old mother currently lives there by herself. A concern is how much partying will be going on and also from an aesthetic standpoint, they have to look at the back side of 20 garages. He said he doesn’t care how much landscaping they put in, it will be 20 years before it looks like anything. Another concern is the lighting. If it’s 24/7 lighting there will be a lot of light pollution. He said currently there is a tree down that’s been there for several months and there has been trash on the driveway for over a year. He wanted to know why the entrance had to be off of Faussett Road. He said if you pull a fifth wheel out of there with a 30-foot truck .... They’ve lived there long enough to know that everybody flies over that hill at 50 miles per hour and that’s an accident waiting to happen.

Marjorie Kennedy spoke. She stated that she lives directly across the street from the subject property. She said when she first asked about the project, she was told it was just storage units. Then she was told that people could work on their things there and treat the units like “man caves”. She is worried there is going to be drinking, drug use, and parties at the proposed storage condominium facility.

Steve Hasbrouck spoke. He said he doesn’t think the architectural review has been properly handled because we’re still talking about plain steel-sided buildings. He asked if they had an architectural committee meeting on this. Chairman Rich Erickson stated that they had not. Mr. Hasbrouck said that it was required. Chairman Rich Erickson said that they have reviewed what he submitted. Mr. Hasbrouck said it was supposed to be reviewed before the final site plan reviews. He said if he lived where the Kennedys lived they’d *really* be hearing from him. He



164 said it needs to be made to look better than what is being planned. He said the setback variances  
165 are a joke and there is no way the ZBA should have granted those. It was strictly to put more  
166 units on it which is not a reasonable variance request. He said there are definitely wetlands along  
167 the edge of OLD 23 and everybody seems to be ignoring the fact it's contiguous to the stream  
168 and could even be regulated wetlands. He wanted to know what would be done with snow that's  
169 going to have to be pushed out of the way. He said he expects that something will be done with  
170 the facades; they can't just not have the meeting.

171  
172 **BOARD COMMENTS:**  
173

174 Vice-Chairman Kurt Schulze asked Mr. Foster if he was putting all 115 buildings up at once. The  
175 applicant said that to begin with he would put up roughly 30 units. Vice-Chairman Kurt Schulze  
176 asked if the fencing and everything would be up, just not all of the buildings. Mr. Foster said he  
177 wasn't sure if they'll be able to put in all of the fencing prior to doing all of the grading, etc. He  
178 wants to be sure once he installs the fence it won't have to come down for any reason. Vice-  
179 Chairman Kurt Schulze said he would hate to see a half-finished project out there. What if he  
180 puts up 30 and doesn't get any more sales for a while? His question is whether there should be an  
181 end time to when the remaining ones need to be built. He also asked Mr. Foster how many  
182 parties could own one unit. Mr. Foster stated that legally he did not know the answer to that; he  
183 said he guessed someone could establish an LLC or some type of corporation or a trust or  
184 something like that they would be able to purchase for that trust or LLC. It would be an  
185 ownership investment. A business could purchase one for storage, but they could not run a  
186 storefront or run a business. Vice-Chairman Kurt Schulze then asked if these units could be  
187 sublet. Mr. Foster said that the owners can sublet the units and the owner would be responsible  
188 for the unit.

189  
190 Vice-Chairman Kurt Schulze wanted to ensure that each unit is responsible for its own upkeep as  
191 far as garbage. Mr. Foster said there is no garbage on site, so the association is not going to  
192 manage dumpsters. Everyone is responsible for their own trash. Vice-Chairman Kurt Schulze  
193 asked about parking. How long can his car be parked out there while he is getting his RV? Mr.  
194 Foster said 12 hours is the limit. It was determined that due to the building size fire suppression  
195 systems were not necessary. There are walls between units in case one catches fire. There can be  
196 people who own two or three units so they may not have any wall between them. The interior  
197 walls can be taken down between the units to make one big unit.

198  
199 Vice-Chairman Kurt Schulze reiterated his concern about ending up with a half-finished building  
200 site and the market goes south which it has been going here the past few weeks and people don't  
201 buy any more condos to store their stuff in, then what happens with it? Mr. Foster said that with  
202 any investment that you make when you go into any development there is the possibility of a  
203 slow period of time that sales would not be as robust as in other times. He said he is going with

the best intention of developing this project and getting this up and operating in a timely fashion. Time is money.

Zach Michels said he would try to address some of the questions that were raised. He said that his understanding was that the location of the driveway was dictated by the Livingston County Road Commission, so there's not a lot of wiggle room on that. Most county commissions want the driveway access on the least high-volume road if it's an intersection. The condominium element of this... it's just an ownership system. He said it's what we typically call subdivision is now a condominium for state enabling purposes. People own their unit whether or not it's a house, a lot, an apartment, or a storage space. It's a state way for you to jointly care for shared assets like driveways and exterior building walls and ceilings and elevators and streets, etc.

In reference to enforcement, he said that enforcement is always difficult to do and it is a bit of a mixed case of whether or not it is easier to have an association or not. Often it can be easier on the local unit of government because the association tends to have much stricter rules and more people looking at it immediately that will police it on their own.

Regarding the comment about architectural review; there is a section that says all the things in these zoning districts need to go through architectural review and it has different classes of buildings depending on what the use is. There are standards for how much brick you have to have, how much metal you can have, how many EIFS you can have, etc. There is also a section with standards for mini-warehouses. When there are conflicts in the zoning ordinance, the rule of thumb is you go with the most specific. There is specific language for mini-warehouse facilities that says the exterior of any mini-warehouse shall be finished quality and design compatible with the design of structures on surrounding property. This is why he hadn't previously brought up architectural review.

To address the lighting concern, the proposed lighting is within what the zoning ordinance says they can do. It will be angled to point down. Most of it is going to be between the buildings. There will be no measurable foot candles at the property line. That doesn't mean if you're standing at the property line you may not see lights, but it does meet what the zoning ordinance says.

Screening that is required is fencing and landscaping. It is important that the landscaping is maintained in a healthy manner and in order to do that watering it regularly can be important. That's why there is a recommendation for an irrigation system.

Commissioner Bill Wood said that before an occupancy permit was given he would like the fencing and landscaping to be done. He wants to see those things done before he starts selling the units. Mr. Foster said he wants to be sure of how it will all be laid out and that it all fits before installing a fence. If he has to remove the fence it would be a huge expense. The same goes for

landscaping. He'd like to show them phases. He said he could come up and present a plan for the entire thing. Commissioner Bill Wood understands his concerns about the expense.

Vice-Chairman Kurt Schulze asked where the first of the units will go. Mr. Foster said they will go along Faussett Road and then come down into the front along US-23 so that it would create a barrier. Commissioner Steve Krause said he could take care of the fencing and landscaping on those sides since the other side is just a field. It would alleviate most of their concerns.

The trees along Fausett Road need to be removed for traffic line of sight.

Steve Krause moved to close the public hearing and return to the regular meeting. Vice-Chairman Kurt Schulze supported. The motion carried.

The Planning Commission returned to the first agenda item, Old Business No.1, Foster Storage Condominium Special Land Use. They discussed the phasing of the project, and Zach Michels said it should be on the site plan for the approving bodies to see. They went over the conditions for approval. They discussed the changes and additions that were needed on the site plan. There was discussion on when the landscaping will be complete; whether before or after all of the phases of building were complete.

After a long discussion of conditions and changes/additions to the site plan, Ross said he will need clarification on the timeline for everything if he is going to be sending this to various outside agencies. He explained that if they approved with conditions, it wouldn't have to come back to the Planning Commission. It would be the staff and the Planning Commission Subcommittee that verify the conditions have been met before the recommendation letters are provided to the Township Board. It was noted that the fact there will be phasing should be included in the documents.

There were a total of 17 conditions. Steve Krause moved to recommend conditional approval for preliminary site plan and final site plan and special land use for the Foster Storage Condominium application. Vice-Chairman Kurt Schulze supported the motion. The motion carried. There was then a brief discussion with the applicant on an approximate timeline of what will happen next.

Vice-chairman Kurt Schulze motioned to move New Business No 1 ahead of Old Business No 2; Commissioner Steve Krause seconded. The motion carried.

## **NEW BUSINESS NO.1:**

### **1) Hornbacher Contractor Limited Storage Special Land Use:**

Christina Hornbacher gave a summary of her application. She said they want to use the property for their home and a pole barn. Her husband will use the pole barn to store some of his equipment and to work on equipment, as well. They will only store one vehicle outside. They will create an asphalt driveway.

## **BOARD COMMENTS:**

There were no issues with setbacks. Ross Nicholson said this is kind of an introduction because it's the first time the full Planning Commission is seeing it. It would be a good time to ask questions or suggest anything else they'd like to see on the site plan.

Commissioner Jon Ward said he would like more information in the use statement regarding the number of vehicles and employees. He said he liked the summary, and it should be put in the use statement. There should be as much detail as possible. This will come back to the Planning Commission because it requires a public hearing. Chairman Rich Erickson said that the reason they want to clearly identify the scope of the use is that the purpose of a special land use is to prevent it from becoming a nuisance. In the future, it could expand and become something completely different.

A formal review from the planner will be required; the question is how in-depth does the Planning Commission want that review to be? Zach Michels gave a quick review of the special land use request. He stated that the fact that one of the conditions for this use is that it's owner-occupied, so that should be included on the site plan. It meets the minimum acreage requirement. All materials and equipment are to be stored indoors with one commercial vehicle being parked outside. It should be shown on the site plan if there is an area where vehicles are intended to be stored outdoors. He continued to talk about what should be included on the site plan, such as screening, employees, parking, and details about what the building will look like. No signs shall be permitted. Commissioner Bill Wood asked Ms. Hornbacher if she was aware that she had a loud factory as a neighbor and there were lagoons behind her. He didn't want her coming to the township in the future complaining about these things. She said she understood. Ross Nicholson stated that it was over ¼ mile from the lagoon to her property.

The Planning Commission and Ross Nicholson quickly reviewed what was needed on the site plan. They also mentioned again that there shall be no signage. They agreed they didn't need a formal, in-depth review from the planner. They agreed that the public hearing would be at the next meeting.

## **OLD BUSINESS:**

### **1) Sight Lines:**

Chairman Richard Erickson said they've talked about sight lines at length. At the last workshop meeting, Ross Nicholson did a lot of work and put together some data for them. Chairman Richard Erickson said he has yet to see in any of his research any examples of sightline regulations that are perfect. Some may be better than others and a lot of them are specific to the conditions of a particular lake. He feels that those regulations that may work the best are those based on topography and layout and all the variables surrounding specific areas. It's difficult to come up with blanket regulations that can be placed on every single waterfront property in a particular municipality. They have talked to Ross Nicholson about coming up with an average of setbacks for each lake and saying that it is going to be the baseline they're going to start with. The commissioners said they felt like it could be lake specific. Currently, the minimum setback from water is 50 feet in all zoning districts. Footnote X in the Schedule of Regulations allows the Planning Commission to require greater setbacks. It's difficult to apply this to every situation. Chairman Richard Erickson asked what would happen if they were to remove footnote X. Ross Nicholson said it would default to setbacks unless additional setbacks were added. They could add specific setbacks for specific lakes or just keep it at 50 feet everywhere. The lakefront properties in the township are either zoned LK-1, R-1, or RE. They have different setback requirements on the front and sides. Chairman Richard Erickson said that he has a nice view of a field and wouldn't want that blocked. It adds value to his property. He asked how they can plan for every scenario, not just the lakefront properties. Ross Nicholson said that would be valuing a certain view over others.

They continued discussing how to regulate sight lines. Zach Michels offered his advice. He stated that if they increased the setbacks, they would have a compelling argument for doing so. Around 90% of the houses meet this greater setback. They can add language addressing existing homes that are removed and can be rebuilt in that same building envelope without having to get a variance. He said that it may not be in the interest of the township's residents or body politic to go with just the simple 50 feet for everybody, but as far as due process and equal protection it would pass that. Vice-Chairman Kurt Schulze said the township doesn't want to get involved in litigation for every single decision that goes through this. They understand that the language is probably not the best that could have been put in there but what it's left them with is too much discretion regarding how a decision is made and how to apply that in each and every situation. It would be nice if they could come up with a formula. They did try that in the past and they either got a formula that was too complex for some to understand or that didn't work in every situation. It didn't offer the solution they were seeking. So, either they regulate it or leave it at 50 feet. Do they just limit the regulations to lake properties? What about properties with a different view they don't want to be blocked like a golf course.

There was a brief discussion about Planning Commission determinations vs. ZBA decisions. They then asked Zach Michels to prepare some sample text for sightlines and they could review it at a future meeting.

367 **CALL TO THE PUBLIC:**

368  
369 Scott Dietrich spoke about the Foster Storage Condominiums and the Master Plan. Janette  
370 Ropeta spoke. She said she wants the Planning Commission to make people come to the podium  
371 to talk. She said Supervisor Cunningham wants her to stay in the corner if she video records, but  
372 she refuses to comply with that Resolution. She said she will continue to stay in front to video  
373 record. She also stated that the Planning Commission didn't address one of the concerns about  
374 safety and the driveway location. Commissioner Jon Ward told her that it was addressed and that  
375 it will be reviewed by the Livingston County Road Commission. She also expressed concerns  
376 over the Storage Condominiums and the rezoning at Foley & Runyan Lake Roads.

377  
378 **MISCELLANEOUS BUSINESS:**

379  
380 The next workshop meeting is scheduled for 6/22/2022 at 6:00 pm. The Master Plan will be on  
381 the agenda, and maybe sightlines. Vice-Chairman Kurt Schulze asked Zach Michels about the  
382 Master Plan. He gave a quick review of where he was with the updates. He talked about  
383 planning some visioning sessions. He is working on gathering infrastructure information. He  
384 discussed the postcard surveys that would be mailed out.

385  
386 **ADJOURNMENT:**

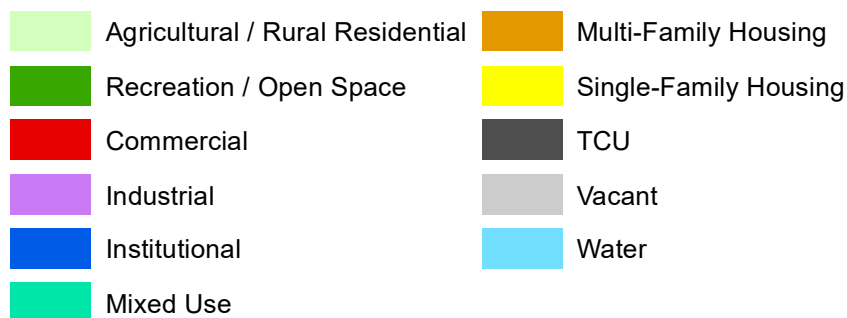
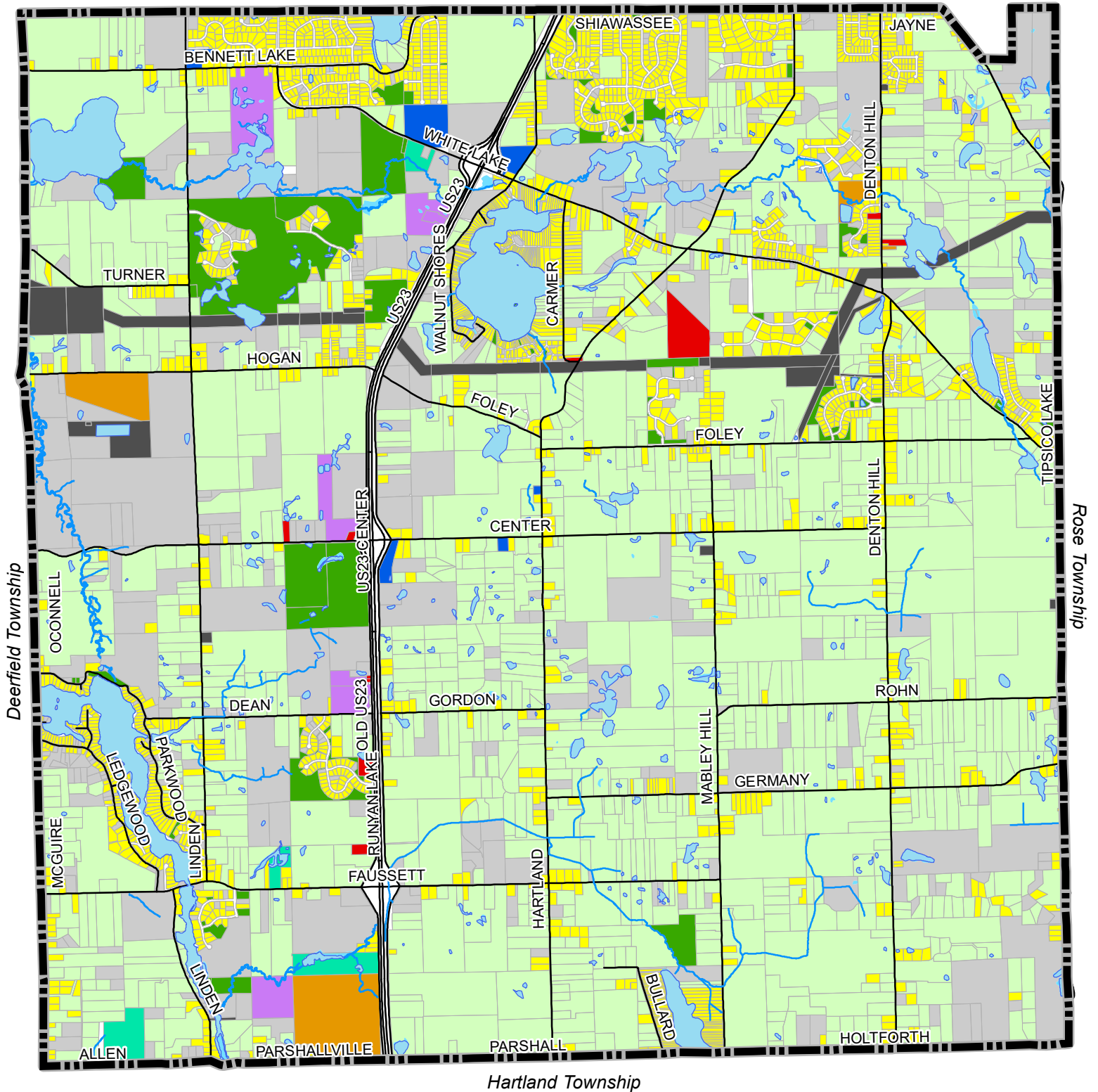
387  
388 The meeting was adjourned at 10:04 pm by Chairman Erickson.  
389  
390

# **OLD BUSINESS #1**

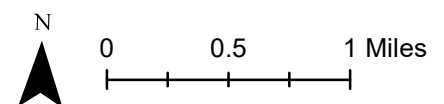
Master Plan







## Existing Land Use Tyrone Twp



May 23, 2022

Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



# 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 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

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- 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 [November 2019](#), 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 (06.27.2022) 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~~39,147 vehicles a day (~~2020~~2021); between Center Road and White Lake Road is ~~47,039~~61,364 vehicles ~~a day~~ (~~2020~~2021), which is an increase of ~~3.7~~35 percent or ~~1,702~~16,027 vehicles a day from 2011; and south of Center Road is ~~46,355~~49,805 vehicles a day (~~2020~~2021), which is an increase of ~~4.9~~12 percent or ~~2,172~~5,622 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~~Tractor Supply Company, 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 (06.27.2022) 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 County.

## 3.2 General Population

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

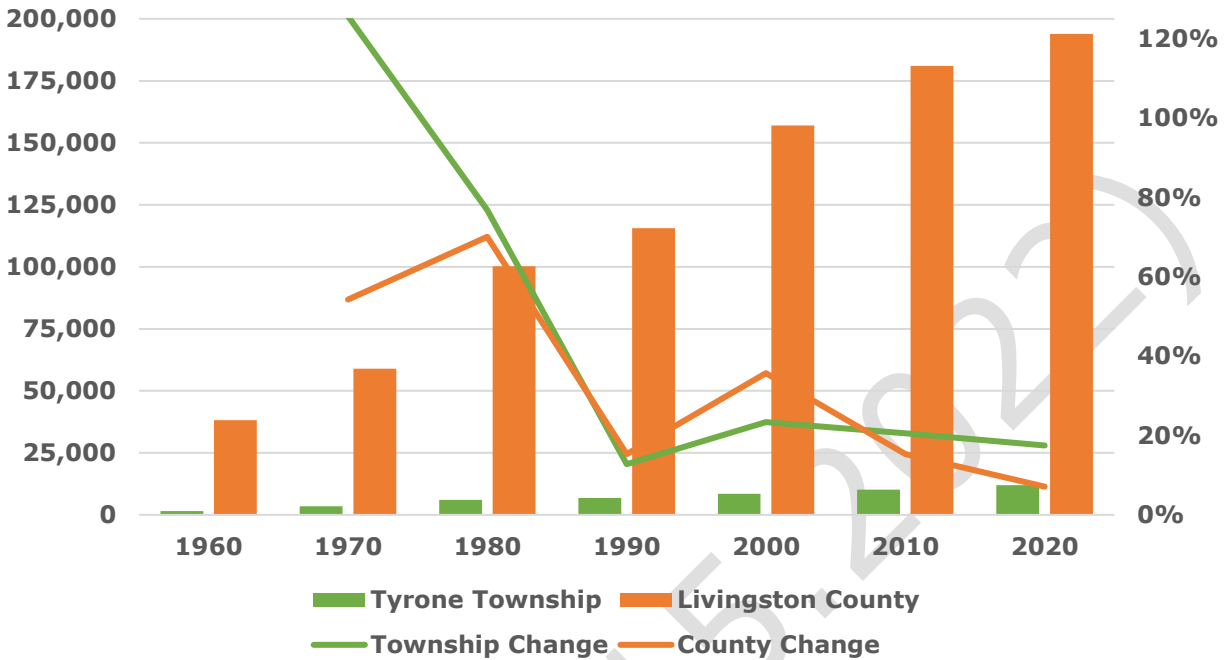
Table 3.2.1 and Graphs 3.2.1 and 3.2.2 below shows the Township's population since 1960 and the population and percent change and population density for the Township and Livingston County since 1960.

**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

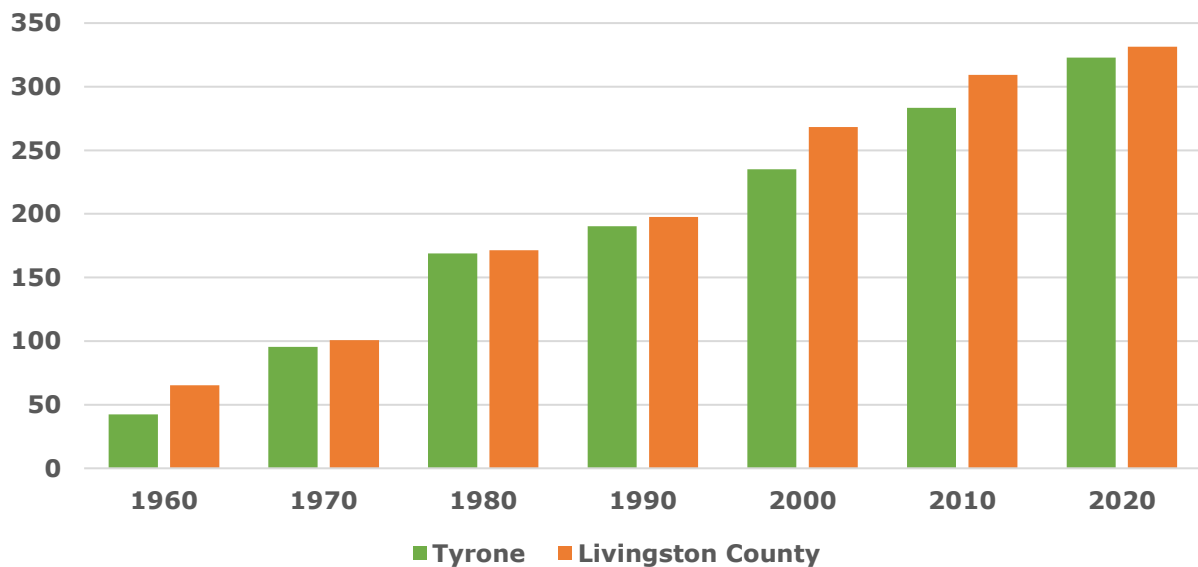
*(Source: US Department of Commerce, Bureau of Census)*

**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 <sup>1</sup>	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.

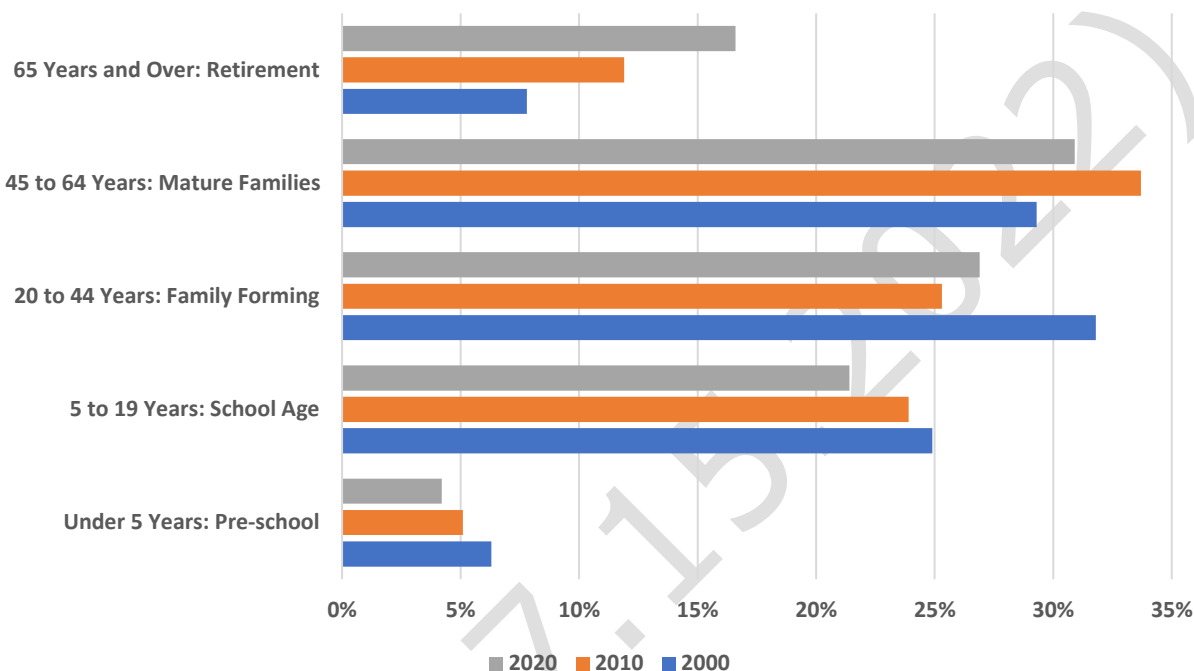
**Table 3.3.1: Age Distribution in Tyrone Township Since 2000**

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

*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.

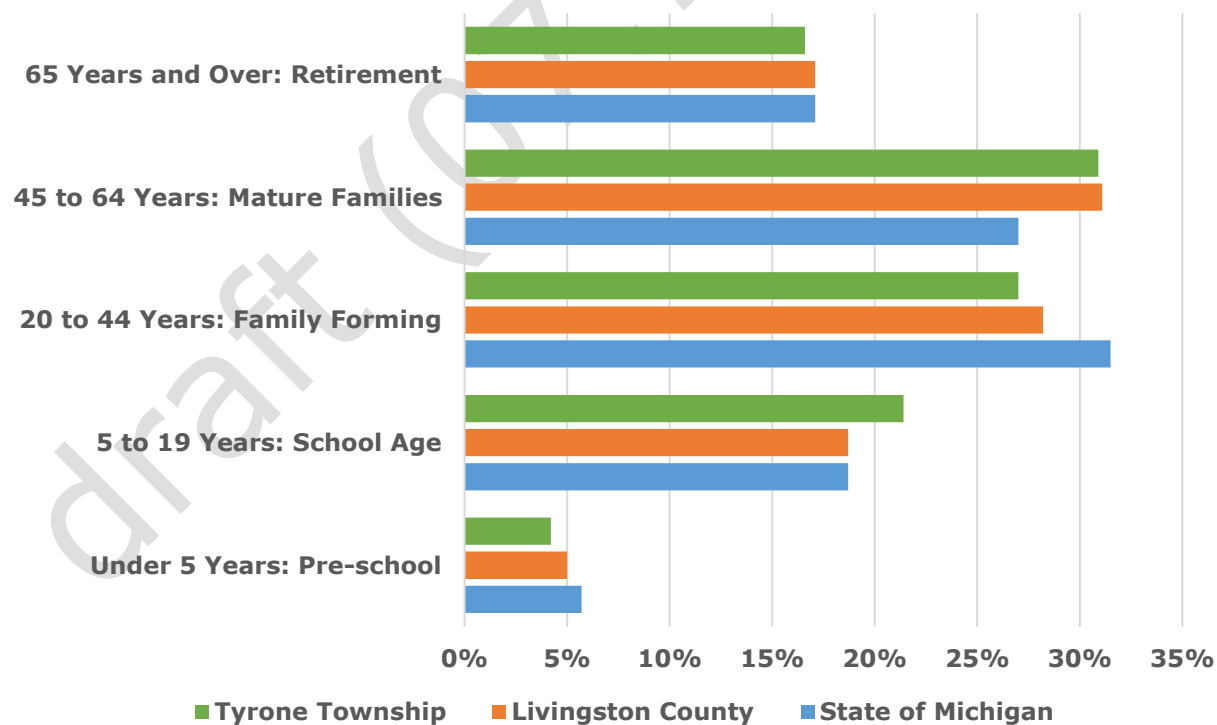
Table and Graph 3.3.2 below show the age distribution in Tyrone Township, Livingston County, and the State of Michigan.

**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>	2,825	26.9%	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)



### 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.

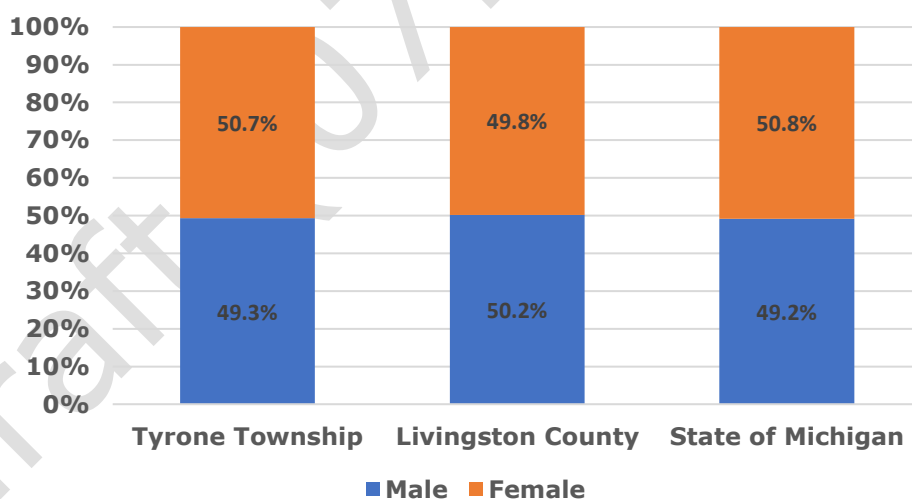
Table and Graph 3.4 below show the sex distribution for Tyrone Township, Livingston County, and the State of Michigan.

**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.

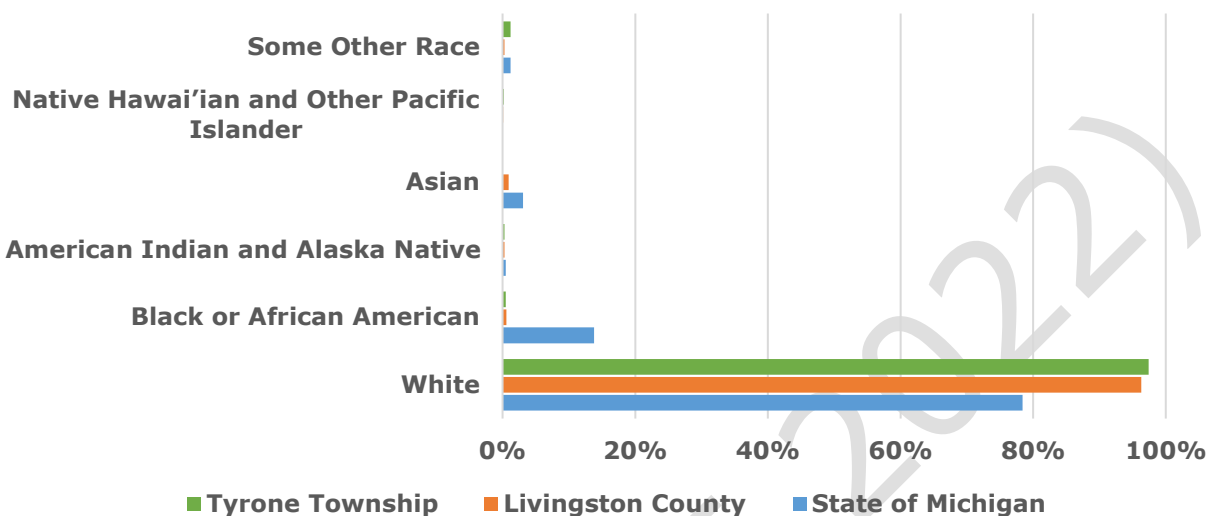
Hispanics and Latinos are not included in the table or graph below because the US Census records this data separately. The percentage of Hispanics and Latinos are 3.0 percent in the Township, 2.4 percent in the County, and 5.1 percent in the State.

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**

	<b>Tyrone Township</b>	<b>Livingston County</b>	<b>State of Michigan</b>
White	97.4%	96.3%	78.4%
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
<b>Did Not Graduate High School</b>	5.6%	3.9%	6.4%	4.5%	11.3%	8.7%

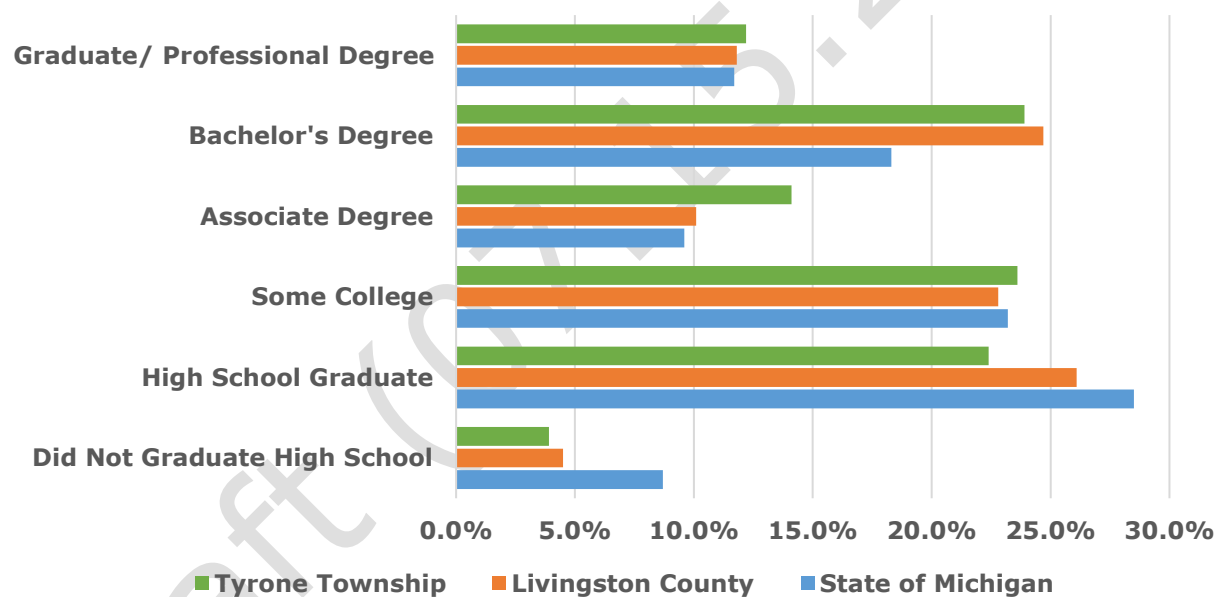
## Social Analysis Article

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<b>High School Graduate</b>	23.0%	22.4%	27.8%	26.1%	30.9%	28.5%
<b>Some College</b>	25.3%	23.6%	25.2%	22.8%	24.2%	23.2%
<b>Associate Degree</b>	11.0%	14.1%	9.5%	10.1%	8.4%	9.6%
<b>Bachelor's Degree</b>	23.8%	23.9%	21.1%	24.7%	15.6%	18.3%
<b>Graduate/ Professional Degree</b>	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**



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

[End of Social Analysis Article.]

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REDLINE SHOWS CHANGES FROM (06.27.2022) DRAFT.

# HOUSING ANALYSIS

## 4.1 Overview

The number of households and housing units in Tyrone Township has continued to increase. According to the 2020 Census, there were 4,206 households in the Township.

Several important recent housing trends in the Township are:

- The number of households continues to increase;
- The growth in number of households has slowed in recent years;
- The size of households is larger than surrounding communities;
- The size of households continues to decrease;
- OCCUPANCY;
- HOUSING TYPES;
- MOBILE HOME PARKS;
- NEW HOMES; and
- HOUSING SALES.

## 4.2 Number of Households

Households are defined by the Census as a group of people living together in a single dwelling unit as their usual place of residence. This may include a single family, a single person living alone, 2 or more families living together, or other groups of related or unrelated persons sharing living quarters. People not living in a household are described as living in "group quarters."

The 4,206 households in Tyrone Township in 2020 represents an increase of 41.6 percent from 2000.

Table 4.2.1 and Graph 4.2.1 below show the number of households in the Township since 1970 and the numeric and percent change.

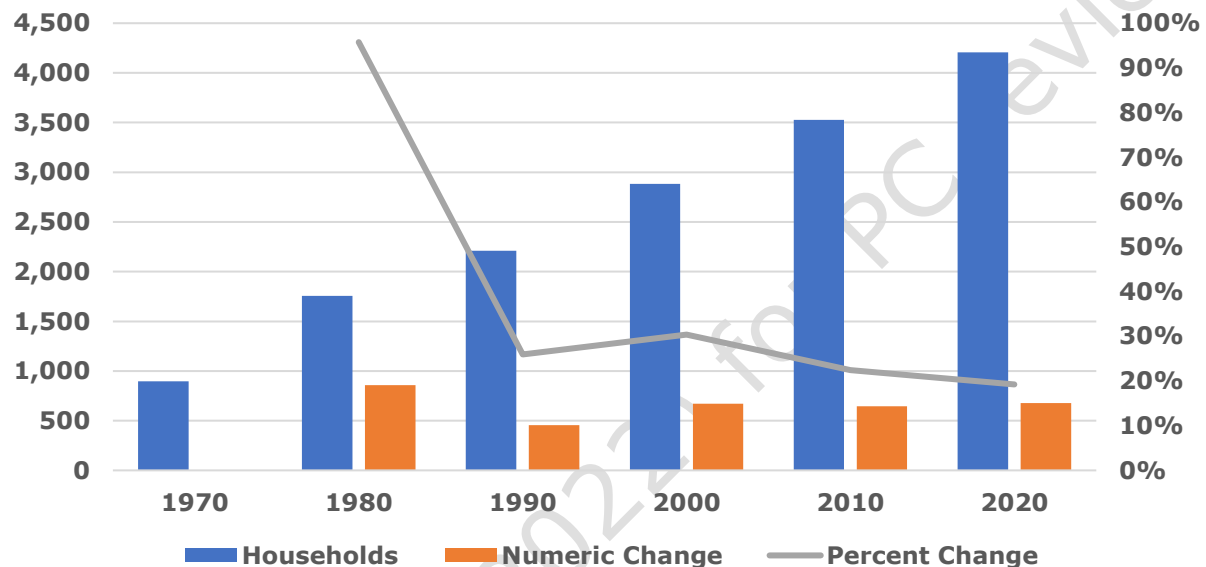
**Table 4.2.1: Households in Tyrone Township 1970-2020**

Year	Households	Numeric Change	Percent Change
1970	897		
1980	1,756	+ 859	+95.8%
1990	2,211	+ 455	+25.9%
2000	2,882	+671	+30.4%

2010	3,528	+646	+22.4%
2020	4,206	+678	+19.2%

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

**Graph 4.2.1: Households in Tyrone Township 1970-2020**



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

The Township experienced its largest numeric increase and percentage increase in the number of households between 1970 and 1980, when the number of households increased from 897 to 1,756 (95.8 percent).

The Township experienced its slowest numeric growth between 1980 and 1990 (455 households). The Township experienced its lowest percentage increase in the number of households between 2010 and 2020 (19.2 percent).

Table 4.2.2 and Graph 4.2.2 below show the number of households in the Township and surrounding communities since 1980 and percent change during that period.

**Table 4.2.2: Households in Tyrone Township and Surrounding Communities 1980-2020**

	1980	1990	2000	2010	2020	Percent Change
Oceola Township	1,270	1,523	2,756	4,057	5,267	+314.7%

## Housing Analysis Article

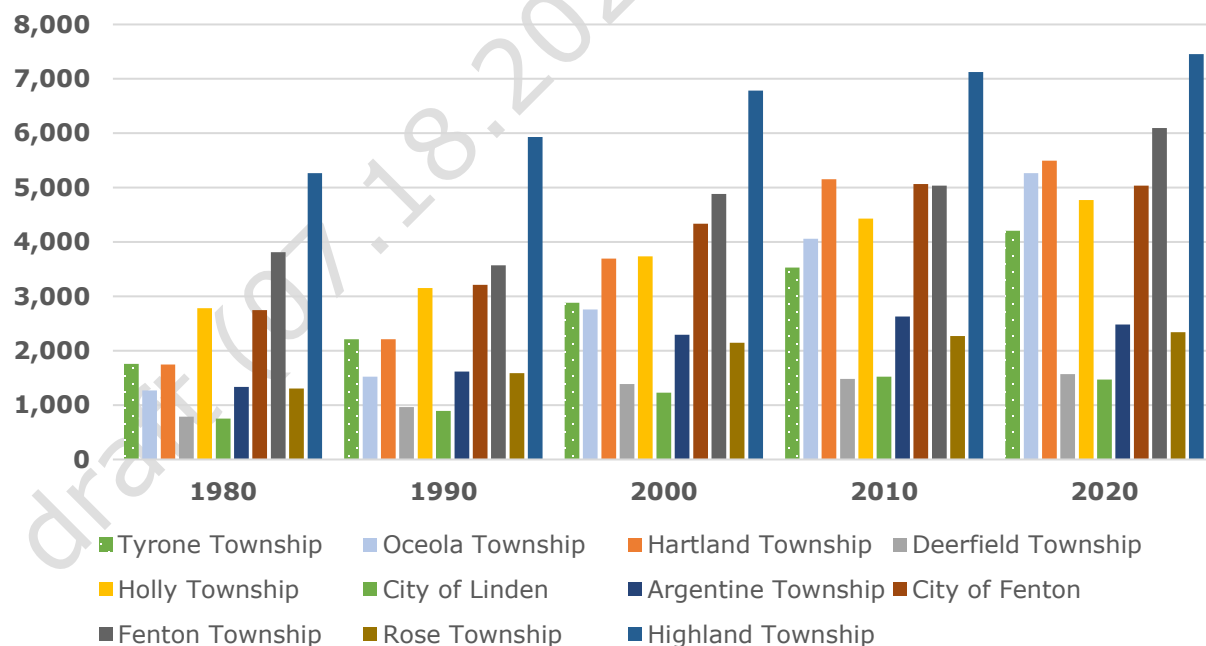
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Hartland Township	1,744	2,211	3,696	5,154	5,496	+215.1%
Tyrone Township	1,756	2,211	2,882	3,528	4,206	+139.5%
Deerfield Township	789	961	1,386	1,481	1,570	+99.0%
City of Linden	753	891	1,226	1,523	1,467	+94.8%
Argentine Township	1,337	1,614	2,293	2,631	2,484	+85.8%
Rose Township	1,307	1,589	2,144	2,272	2,342	+79.2%
Holly Township <sup>1</sup>	2,784	3,151	3,733	4,430	4,771	+71.4%
City of Fenton	2,748	3,214	4,335	5,067	5,034	+83.2%
Fenton Township	3,813	3,570	4,883	5,034	6,097	+59.9%
Highland Township	5,265	5,933	6,786	7,125	7,455	+41.6%
Livingston County	31,334	38,887	55,384	67,380	74,264	+137.0%

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

1) Includes Holly Township and the Village of Holly.

**Graph 4.2.2: Households in Tyrone Township and Surrounding Communities 1980-2020**



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

From 1980 through 2020, the Township experienced a greater increase in the number of households than all but two adjacent communities and experienced a similar percentage growth in the number of households as Livingston County.

### 4.3 Household Size

The average size of households in Tyrone Township has continued to decrease. Decreasing household size has been a national trend for several decades.

The size of households in the Township has decreased to 2.79 persons from 2.84 from 2010 to 2020, a decrease of 0.10 persons per household (3.5 percent).

Understanding these changes may help determine what types of residential options may be needed or desirable in the future.

Table and Graph 4.3.1 below show the average household size in Tyrone Township, Livingston County, and the State of Michigan and the percentage change since 1980.

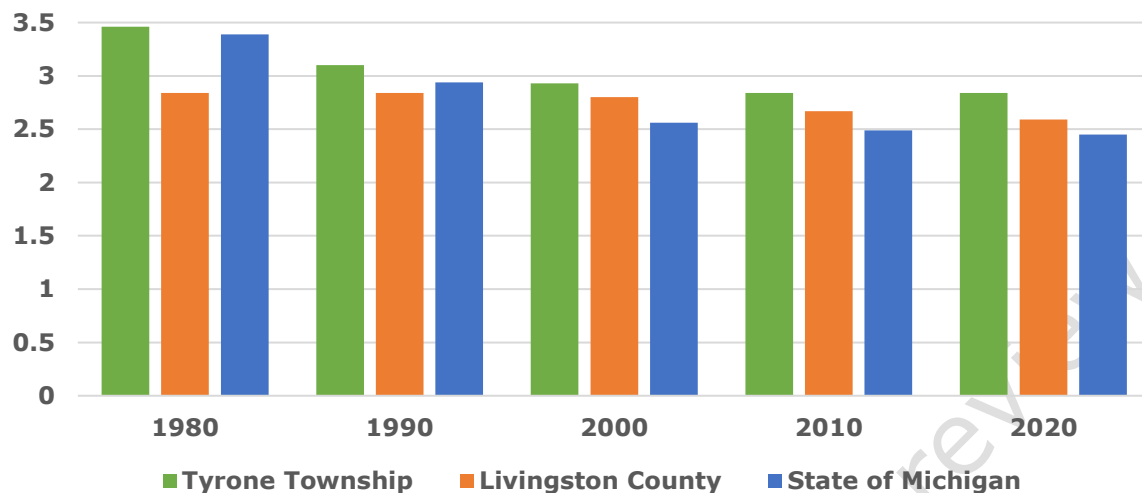
**Table 4.3.1: Household Size in Tyrone Township, Livingston County, and State of Michigan 1980 - 2020**

Year	Tyrone Township		Livingston County		State of Michigan	
1980	3.46		2.84		3.39	
1990	3.10	-10.4%	2.84	0.0%	2.94	-13.3%
2000	2.93	-5.5%	2.80	-1.4%	2.56	-12.9%
2010	2.84	-3.1%	2.67	-4.6%	2.49	-2.7%
2020	2.79	-1.7%	2.59	-0.1%	2.45	-1.6%

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

**Graph 4.3.1: Household Size in Tyrone Township, Livingston County, and State of Michigan 2020**





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

Although the size of households has been decreasing in the Township, the number of persons per household remains significantly higher than that of both Livingston County and the State of Michigan.

Table and Graph 4.3.2 below show the average household size in Tyrone Township and surrounding communities and the percentage change since 1980.

**Table 4.3.2: Household Size in Tyrone Township and Surrounding Communities 1980-2020**

	1980	1990	2000	2010	2020	Percent Change
Oceola Township	3.28	3.15	3.02	2.93	2.94	-10.4%
City of Linden	2.89	2.71	2.45	2.51	2.92	1.0%
<b>Tyrone Township</b>	<b>3.46</b>	<b>3.10</b>	<b>2.93</b>	<b>2.84</b>	<b>2.79</b>	<b>-19.4%</b>
Hartland Township	3.46	3.09	2.84	2.77	2.74	-20.8%
Highland Township	3.22	3.02	2.82	2.65	2.69	-16.5%
Holly Township <sup>1</sup>	3.02	2.97	2.88	2.62	2.67	-11.6%
Argentine Township	3.09	3.16	3.18	2.84	2.64	-14.6%
Rose Township	3.41	3.10	2.88	2.73	2.63	-22.9%
City of Fenton	2.85	2.55	2.38	2.27	2.60	-8.8%
Deerfield Township	3.31	3.11	2.95	2.83	2.55	-23.0%
Fenton Township	3.07	2.81	2.66	2.58	2.54	-17.3%

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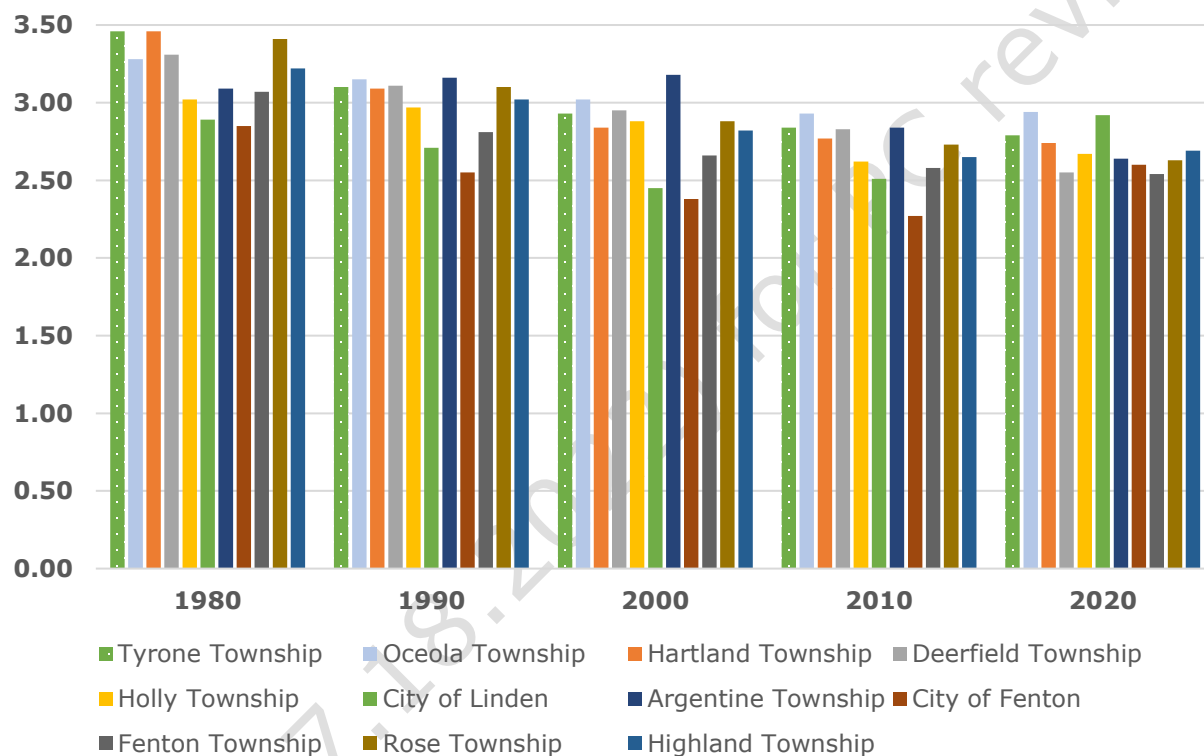
Livingston County	2.84	2.84	2.80	2.67	2.59	-8.8%
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(Source: US Department of Commerce, Bureau of Census)

1) Includes Holly Township and the Village of Holly.

**Table 4.3.2: Household Size in Tyrone Township and Surrounding Communities 1980-2020**



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

Although the Township has experienced one of the larger percentage decreases in the size of households between 1980 and 2020, it continues to have a larger household size than most of the surrounding communities.

Table and Graph 4.3.3 below show the average household size in Tyrone Township and surrounding communities based on occupancy type in 2020.

**Table 4.3.3: Household Size by Occupancy Type in Tyrone Township and Surrounding Communities 2020**

	<b>Overall Household Size</b>	<b>Owner-Occupied Household Size</b>	<b>Renter-Occupied Household Size</b>
Oceola Township	2.94		
City of Linden	2.92		
Tyrone Township	2.79		
Hartland Township	2.74	2.91	2.39
Highland Township	2.69		
Holly Township <sup>1</sup>	2.67		
Argentine Township	2.64		
Rose Township	2.63	2.72	2.91
City of Fenton	2.60	2.49	1.95
Deerfield Township	2.55	2.82	2.79
Fenton Township	2.54	2.60	2.50
Livingston County	2.59	2.73	2.29

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

1) Includes Holly Township and the Village of Holly.

**Graph 4.3.3: Household Size by Occupancy Type in Tyrone Township and Surrounding Communities 2020**

[ADD GRAPH.]

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

[EXAMINATION OF HOUSEHOLD SIZE.]

## 4.4 Housing Occupancy

Tyrone Township has a total of 3,964 housing units. Of these housing units, 3,737 (94.3 percent) are occupied and 227 (5.7 percent) are vacant. For the occupied housing units, 3,252 (87.0 percent) are homeowner-occupied and 482 (13.0 percent) are renter-occupied.

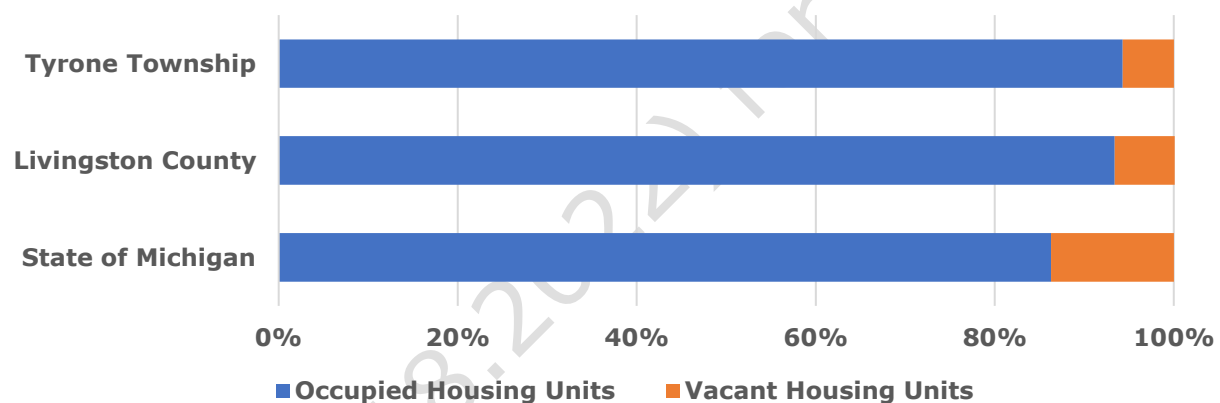
Table 4.4.1 and Graphs 4.4.1 and 4.4.2 below show housing occupancy for Tyrone Township, Livingston County, and the State of Michigan.

**Table 4.4.1: Housing Occupancy in Tyrone Township, Livingston County, and State of Michigan 2020**

	<b>Tyrone Township</b>	<b>Livingston County</b>	<b>State of Michigan</b>
Occupied Housing Units	94.3%	93.4%	86.3%
Vacant Housing Units	5.7%	6.7%	13.7%
Homeowner-Occupied	87.0%	85.4%	71.2%
Renter-Occupied	13.0%	14.6%	28.8%

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

**Graph 4.4.1.1: Occupied and Vacant Housing in Tyrone Township, Livingston County, and State of Michigan 2020**

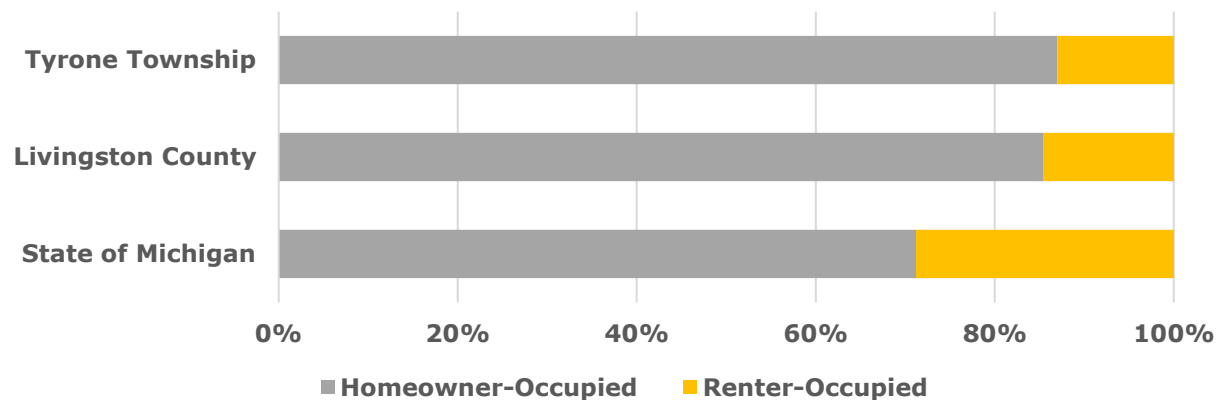


(Source: US Department of Commerce, Bureau of Census)

**Graph 4.4.1.2: Homeowner and Renter Occupancy in Tyrone Township, Livingston County, and State of Michigan 2020**

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

[COMBINE ABOVE GRAPHS INTO ONE GRAPH??]

The Township has a higher percentage of occupied housing units than Livingston County and a significantly higher percentage of occupied housing units than the State.

The Township has a higher percentage of homeowner-occupied housing units than both Livingston County and the State. It has significantly lower percentage of rental-occupied housing units than the State.

Table 4.4.2 and Graph 4.4.2 below show housing occupancy for Tyrone Township and surrounding communities.

**Table 4.4.2: Housing Occupancy in Tyrone Township and Surrounding Communities 2020**

	Occupied	Vacant	Owner-Occupied	Renter-Occupied
Oceola Township				
City of Linden				
Tyrone Township	94.3%	5.7%	87.0%	13.0%
Hartland Township			87.4%	12.6%
Highland Township				
Holly Township <sup>1</sup>				
Argentine Township				
Rose Township			92.9%	7.1%
City of Fenton			59.0%	41.0%
Deerfield Township			93.0%	7.0%

Fenton Township			89.7%	10.3%
Livingston County	93.4%	6.4%	85.4%	14.6%

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

1) Includes Holly Township and the Village of Holly.

#### **Graph 4.4.2: Housing Occupancy in Tyrone Township and Surrounding Communities 2020**

[INSERT GRAPH HERE]

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

[EXAMINATION OF HOUSING OCCUPANCY.]

### **4.5 Housing Unit Types**

[INTRODUCTION TO HOUSING UNIT TYPES.]

Table 4.5 and Graph 4.5 below show **HOUSING TYPES** for Tyrone Township and surrounding communities.

#### **Table 4.5: Housing Unit Types in Tyrone Township, Livingston County, and State of Michigan 2020**

TABLE HERE

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

1) Includes Holly Township and the Village of Holly.

#### **Graph 4.5: Housing Unit Types in Tyrone Township, Livingston County, and State of Michigan 2020**

GRAPH HERE

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

[EXAMINATION OF HOUSING TYPES.]

## 4.6 Mobile Home Parks

Tyrone Township has 2 mobile home parks.

[TYRONE WOODS DETAILS.]

[CIDER MILL CROSSINGS DETAILS.]

[EXAMINATION OF MOBILE HOME PARKS.]

## 4.7 New Single-Family Dwellings

Tyrone Township has experienced a steady increase in construction of new single-family dwellings, with a significant increase starting in 2015.

Table and Graph 4.7 show the number of building permits issued for new single-family dwellings and the numeric and percent change since 2010.

**Table 4.7: Permits for New Single-Family Dwellings 2010-2021**

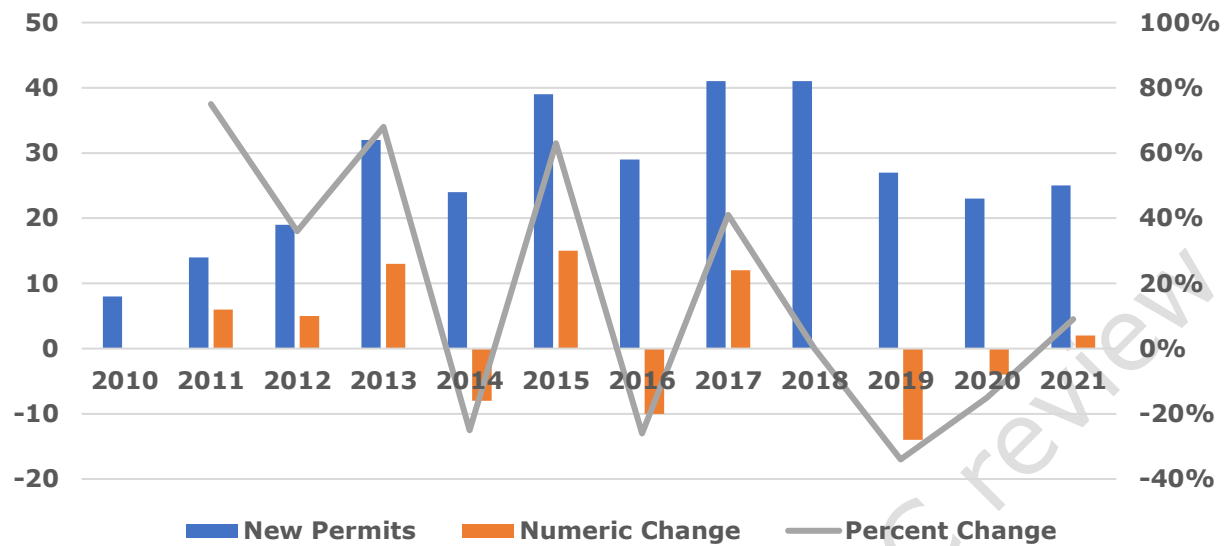
Year	New Permits	Numeric Change	Percent Change
2010	8		
2011	14	6	75%
2012	19	5	36%
2013	32	13	68%
2014	24	-8	-25%
2015	39	15	63%
2016	29	-10	-26%
2017	41	12	41%
2018	41	0	0%
2019	27	-14	-34%
2020	23	-4	-15%
2021	25	2	9%

(Source: Livingston County Building Department)

**Graph 4.7: Permits for New Single-Family Dwellings 2010-2021**

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(Source: Livingston County Building Department)

COMMENTARY.

### 4.6 Housing Sales

[ADD HOUSING SALES.]

[End of Housing Analysis Article.]

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# TRANSPORTATION ANALYSIS

## 7.1 Overview

Transportation systems are an important element of every community. They facilitate movement within its boundaries and provide connections with other communities. They can facilitate or limit the potential types and nature of development.

Several important transportation conditions and trends in the Township are:

- The transportation system continues to remain primarily roads;
- ROAD TYPES;
- TRAFFIC VOLUMES;
- There is no cohesive nonmotorized transportation system within the Township;
- There are no airports, railroads, or water transportation within the Township;
- ADDITIONAL DETAIL.

## 7.2 Roads

The road network is the most important transportation system within Tyrone Township. Although the Township may participate in the maintenance of roads, it does not own and is not responsible for any roads. The Livingston County Road Commission or Michigan Department of Transportation are responsible for public roads. Homeowners' associations or property owners are responsible for private roads.

US-23 is the most important road in the Township and is an important transportation corridor in the State of Michigan. It connects the Township with major cities in southeastern Michigan and beyond, providing opportunities for residents to travel to work, shopping, and entertainment and access for businesses to markets, materials, and potential employees. It also creates challenges, such as noise, visual intrusion, and physical separation of the community. There are 2 entrance/exit interchanges on US-23, at White Lake Road and Center Road.

Other roads in the Township generally provide access to US-23, access to properties within the community, or access to nearby communities.

[ADD REFERENCE TO VISIONING SESSION AND COMMUNITY SURVEY.]

### ROAD CLASSIFICATION

Roads are classified using the National Functional Classification (NFC) system, developed by the Federal Highway Administration. This system defines roads according to their function and determines which roads are eligible for federal aid. The Township also uses road classification to determine specific road types for certain

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land uses. Below is a summary of the categories in the National Functional Classification.

INTERSTATE HIGHWAYS move people and goods over long distances at high speeds with limited and controlled access. The closest interstates are I-75, which is roughly 12 miles north of the Township, and I-96, which is roughly 12 miles south of the Township.

PRINCIPAL ARTERIALS generally move people and goods over long-distances with limited access. They also provide access to important traffic generators, such as major airports or regional shopping centers. Examples include certain freeways, state routes between large cities, and important surface roads in a community. US-23 runs north/south through the Township.

MINOR ARTERIALS are similar in function to principal arterials, except they move people and goods over shorter distances and to lesser traffic generators. Examples include state routes between smaller cities, surface streets of medium importance in large cities, and important surface streets in smaller cities. Because of greater accessibility to adjacent land uses and controlled intersections, speeds are generally slower than principal arterials. There are no minor arterials in the Township.

MAJOR COLLECTORS collect traffic from local roads and connect it with the surrounding arterial roads. They also funnel traffic from residential or rural areas to arterials. Generally, they are not intended for through traffic, but may serve this role if arterials are congested or not available. There are several major collectors in the Township, including: Denton Hill; Bennet Lake, between Deerfield Township and Old US-23; and White Lake, between Bennet Lake and Denton Hill.

MINOR COLLECTORS are similar to major collectors, collecting traffic from local roads and connecting it with major collectors and surrounding arterial roads. There are several minor collectors in the Township, including: Old US-23, north of Faussett and between Center and Hogan; Parshallville, between Linden and Old US-23; and White Lake, between Denton Hill and Tipsico Lake.

LOCAL ROADS primarily provide direct access to properties and connections to collectors but may also provide residents access to other properties in the immediate area. The majority of roads in the Township, all those not otherwise identified above, are classified as local roads.

Table 7.2 below list the roads in Tyrone Township according to their National Functional Classification in 2022.

**Table 7.2: Road Classification in Tyrone Township 2022**

Interstate Highways	<i>none</i>
Principal Arterials	US-23
Minor Arterials	<i>none</i>

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Major Collectors	Denton Hill Bennet Lake, between Deerfield Township and Old US-23 White Lake, between Bennet Lake and Denton Hill
Minor Collectors	Old US-23, north of Faussett and between Center and Hogan Parshallville, between Linden and Old US-23 White Lake, between Denton Hill and Tipsico Lake
Local Roads	All other roads not mentioned above

(Source: [Livingston County Road Commission](#))

[SEE MAPS]

### URBAN AREAS

The Federal Highway Administration has categorized roads based on the density of the population starting in 1991 to represent the different characteristics and uses of roads in urban versus rural areas. In general, an Urban Area has a population of more than 5,000 people; a Small Urban Area has a population between 5,000 and 49,999 people; an Urbanized Area has a population of more than 50,000 people.

[URBAN AREA FUNDING]

The northern portion of Tyrone Township is located within the Flint Urban Area.

[SEE MAP]

### TRAFFIC VOLUMES

Traffic volumes can affect the quality of life and may have an impact on and be impacted by future developments. Roads have capacity measures that describe the maximum number of vehicles that can pass based on different conditions. When a road reaches or exceeds its capacity, vehicles may experience delays, trips may move to other roads, or people may reduce the number or trips they take.

The most common metric used for transportation planning is average annual daily traffic, which is the estimated mean daily (24 hour) traffic volume. Often, on-site traffic counts are taken for a limited period of time and adjustments are made to factor for seasonal and day-of-week differences. The Livingston County Road Commission and Michigan Department of Transportation conduct traffic counts at many locations in Tyrone Township.

[DESCRIPTION OF TRAFFIC VOLUMES IN TYRONE TOWNSHIP.]

[SEE MAPS]

Another common metric used for transportation planning is level of service (LOS), which describes the length of delays experienced at an intersection or road segment versus free flowing conditions. Level of service falls into one of six categories from A to F, with A representing no delay and F representing the greatest delay.

[DESCRIPTION OF LOS IN TYRONE TOWNSHIP.]

[SEE MAPS]

[PASER RATING??]

[TRUCK ROUTES??]

### **CARPOOL LOTS**

There are no Michigan Department of Transportation carpool parking lots in Tyrone Township.

The closest carpool parking lot to the north is at Silver Lake Road, west of US-23, roughly 1 mile north of the Township. The closest carpool parking lot to the south is at Old US-23, west of US-23 and north of M-59, roughly 4 miles south of the Township.

### **COMMUTING**

[ADD COMMUTING INFORMATION FROM SURVEY??]

### **CONSTRUCTION AND MAINTENANCE**

The Livingston County Road Commission is responsible for construction, maintenance, and improvements of public roads, excluding US-23, within Tyrone Township. The Road Commission is funded primarily through the Michigan Transportation fund from fuel taxes and vehicle registration fees, based on miles of public roads. Funding can also come from State and Federal grants, local special assessment districts, and contributions from local units of government. There is a substantial gap between anticipated costs and anticipated funds for public roads, which may affect the Road Commission's interest or ability to accept dedication of additional public roads in the future.

There are no millages or special assessment districts dedicated to road or transportation construction or maintenance in the Township.

The Township requires maintenance agreements when new private roads are established. There are a number of existing private roads that do not have a recorded maintenance agreement.

## **7.3 Public Transportation**

Public transportation in Tyrone Township is available through Livingston Essential Transportation Services (*LETS*). LETS provides door-to-door service within the Township and Livingston County. Connections are available to destinations in other counties for medical purposes.

LETS Transit Master Plan calls for improving connections with adjacent public transportation services, such as the Mass Transportation Authority to the north in

Genesee County and the Ann Arbor Area Transportation Authority to the south in Washtenaw County.

## **7.4 Pedestrians and Bicycles**

Tyrone Township lacks a cohesive pedestrian or bicycle transportation system, typical amongst rural communities. Existing sidewalks in the Township are generally limited to individual developments. While it is possible to walk or bike along roads, that option is generally undesirable due to limited space, traffic volumes, and traffic speed.

To the north, the LAFF Pathway runs through Argentine Township, along Silver Lake Road, eventually connecting with Linden. Future phases calls for expansion through Fenton Township to the City of Fenton.

Livingston County has long-term plans anticipating a trail running from Deerfield Hills Park south through Parshallville and a trail running east/west using the ITC corridor.

## **7.5 Air Transportation**

There are no commercial aviation, general aviation, or military airports within Tyrone Township.

The largest airport in the region is Detroit Metropolitan Wayne County Airport (DTW), also known as Detroit Metro. It is located in Romulus, which is roughly 55 minutes from the Township via US-23 and I-94. The airport currently has 12 major carriers, is a hub for Delta and Spirit, and has many charter flight operators. Direct flights are available to more than 140 destinations, including most major US cities and over 14 international destinations. The airport also serves as an air cargo hub.

Flint Bishop Airport (FNT) is located in Flint, roughly 15 miles north of the Township via US-23. The airport is currently served by 3 airlines and charter flight operations. Direct flights are available to 13 destinations in the US. The airport also provides air cargo operations.

Oakland County International Airport (PTK) is located in Waterford Township, roughly 25 miles southeast of the Township. It does not have scheduled flights, but charter flights are available.

Price's Airport is located in Fenton Township near Linden, roughly 1 mile north of the Township's northern border. It does not have scheduled flights but provides hangar space for private aircraft and charter flights may be available.

## **Railroads**

There are no railroads or railroad infrastructure in Tyrone Township.

CN operates a freight rail line that runs through Rose Township, Holly Township, Fenton Township, and Fenton. This line connects with Detroit to the south and Durand to the north.

CSX Transportation operates a freight rail line that runs through Rose Township, Holly Township, and Highland Township. This line connects with Toledo to the south and Flint to the north.

Passenger rail service is available with Amtrak to the north in Flint on the Blue Water service, which connects with Port Huron to the east and Chicago to the west. Service is also available in Pontiac and Ann Arbor on the Wolverine service, which connects with Detroit to the east and Chicago to the west.

## **7.6 Water**

There are no water transportation facilities or infrastructure in Tyrone Township.

## **7.7 Complete Streets**

[COMPLETE STREETS FOR TYRONE TOWNSHIP.]

## **7.8 Major Trip Generators or Attractors**

[EXAMINATION OF USES THAT DO OR ARE LIKELY TO GENERATE SIGNIFICANT VOLUMES OF TRAFFIC.]

[End of Transportation Analysis Article.]

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**MAPS**

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*ROADS (GENERAL)- PUBLIC, PRIVATE*

*PAVED V UNPAVED*

*NFC*

*URBAN AREA*

*TRAFFIC VOLUMES*

*AIRPORTS*

*RAILROADS*

*PATHWAYS*

*TRIP GENERATORS*