

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
August 17, 2022- 6:00 PM**

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) Master Plan

NEW BUSINESS:

- 1) Pascarella Increase accessory structure size

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

ADJOURNMENT:

**TYRONE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AGENDA
August 17, 2022 6:30 p.m.**

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

The notice below was published in the Tri-County Times on Sunday, August 14, 2022, in compliance with the Open Meetings Act.

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on **Wednesday August 17, 2022, beginning at 6:30 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 Land Use Permit:

A request by Michael & Susan Pascarella for an increase in the permitted accessory building floor area up to a maximum of 1,200 square feet, subject to compliance with the percent lot coverage and placement standards in Article 20, Schedule of Regulations, located at 6360 Bullard Road, Fenton, MI 48430, Parcel ID: 4704-34-401-017. The property is zoned LK-1, Lake Front Residential.

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**

Tyrone Township invites you to:

Join Zoom Meeting

<https://us02web.zoom.us/j/89278319158>

Meeting ID: 892 7831 9158

Passcode: 123456

One tap mobile

+13126266799,,89278319158#,,,,*123456# US (Chicago)

+16465588656,,89278319158#,,,,*123456# US (New York)

Dial by your location

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+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

Meeting ID: 892 7831 9158

Passcode: 123456

Find your local number: <https://us02web.zoom.us/j/89278319158>

OLD BUSINESS #1

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 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 07.15.2022

- 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 [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.

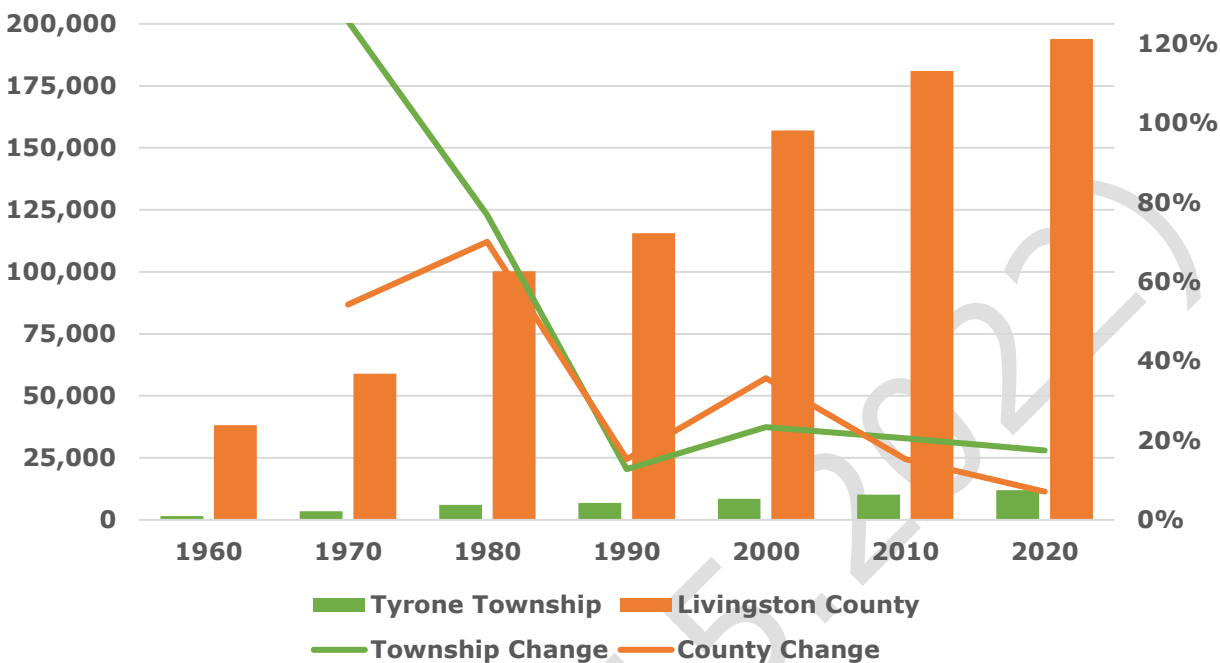
Table 3.2.1 and Graphs 3.2.1 and 3.2.2 below shows the Township's population since 1960 and the population and percent change and population density for the Township and Livingston County since 1960.

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

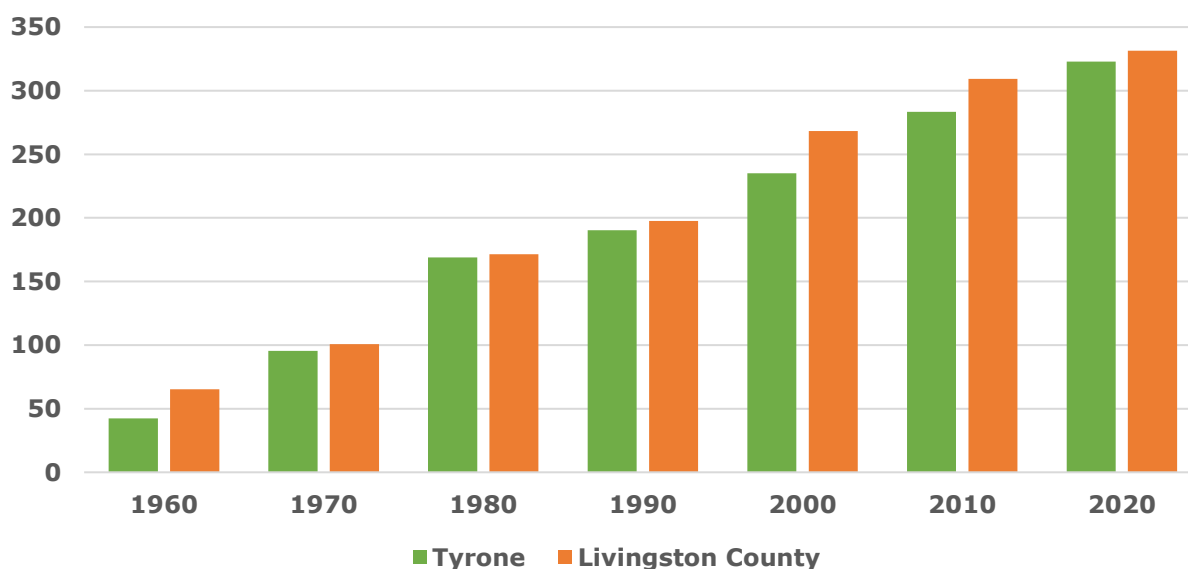
(Source: US Department of Commerce, Bureau of Census)

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 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.

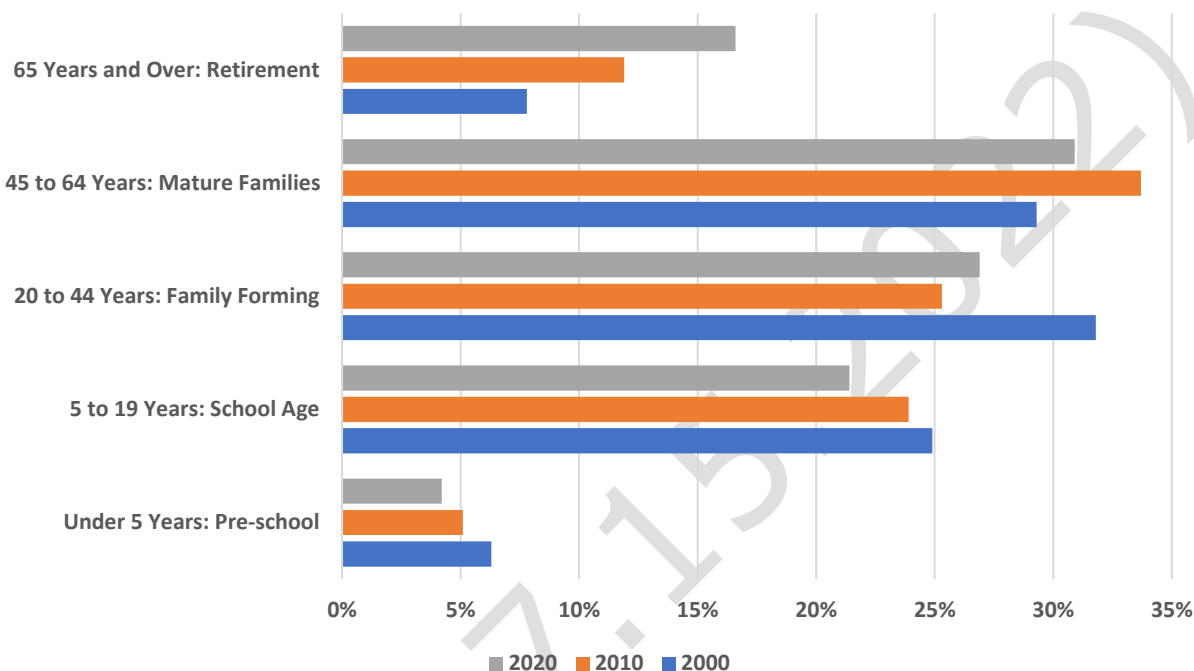
Table 3.3.1: Age Distribution in Tyrone Township Since 2000

Age Group	2000		2010		2020	
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.

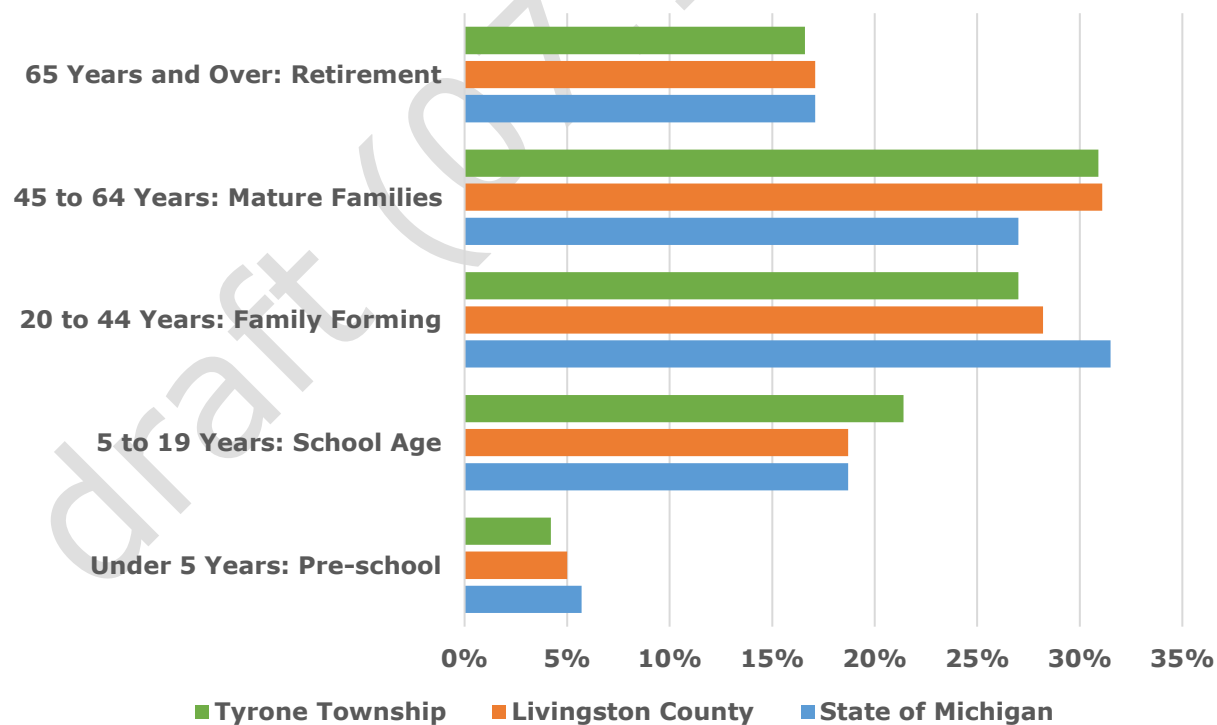
Table and Graph 3.3.2 below show the age distribution in Tyrone Township, Livingston County, and the State of Michigan.

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.

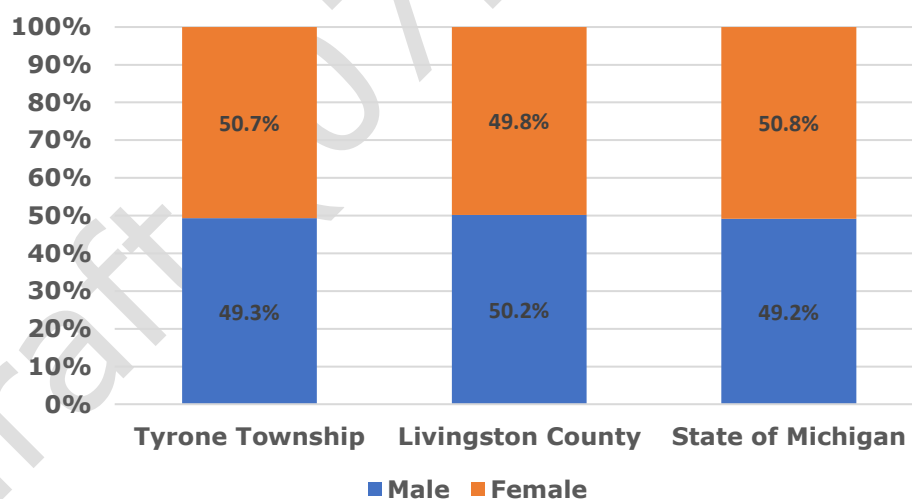
Table and Graph 3.4 below show the sex distribution for Tyrone Township, Livingston County, and the State of Michigan.

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.

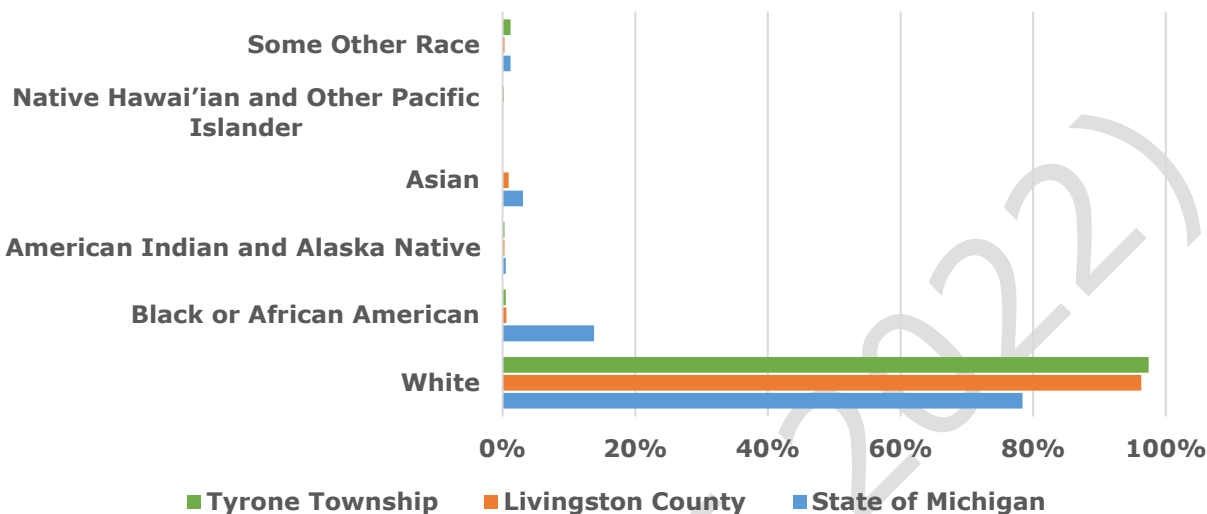
Table and Graph 3.5 show the racial composition for Tyrone Township, Livingston County, and the State of Michigan.

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

	Tyrone Township	Livingston County	State of Michigan
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
Did Not Graduate High School	5.6%	3.9%	6.4%	4.5%	11.3%	8.7%

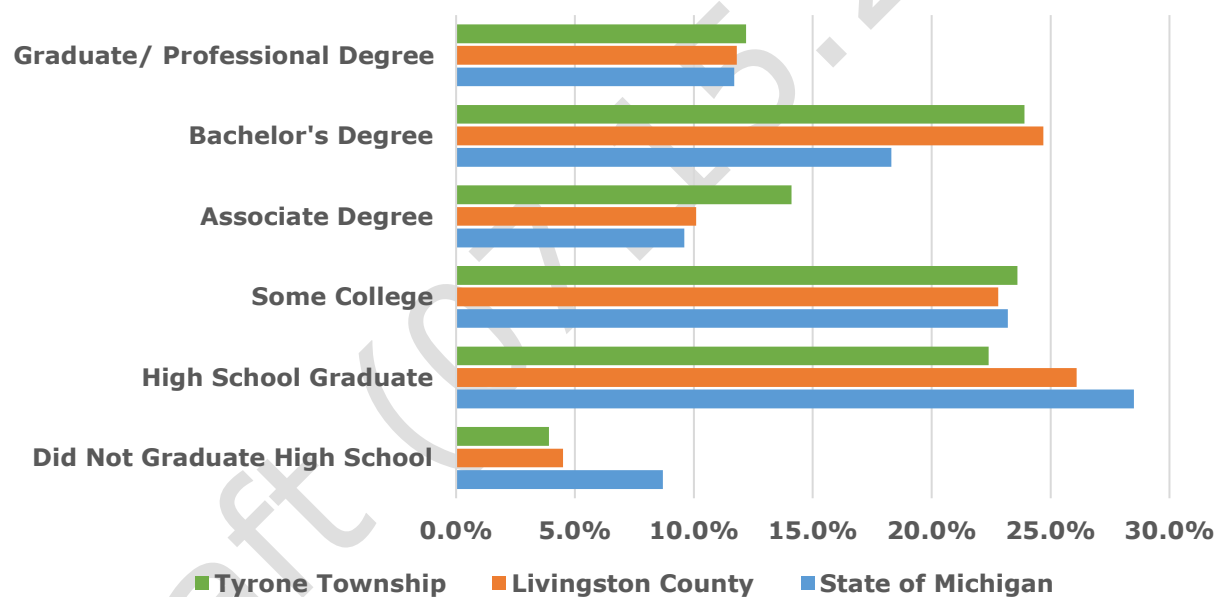
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High School Graduate	23.0%	22.4%	27.8%	26.1%	30.9%	28.5%
Some College	25.3%	23.6%	25.2%	22.8%	24.2%	23.2%
Associate Degree	11.0%	14.1%	9.5%	10.1%	8.4%	9.6%
Bachelor's Degree	23.8%	23.9%	21.1%	24.7%	15.6%	18.3%
Graduate/ Professional Degree	11.2%	12.2%	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



(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.

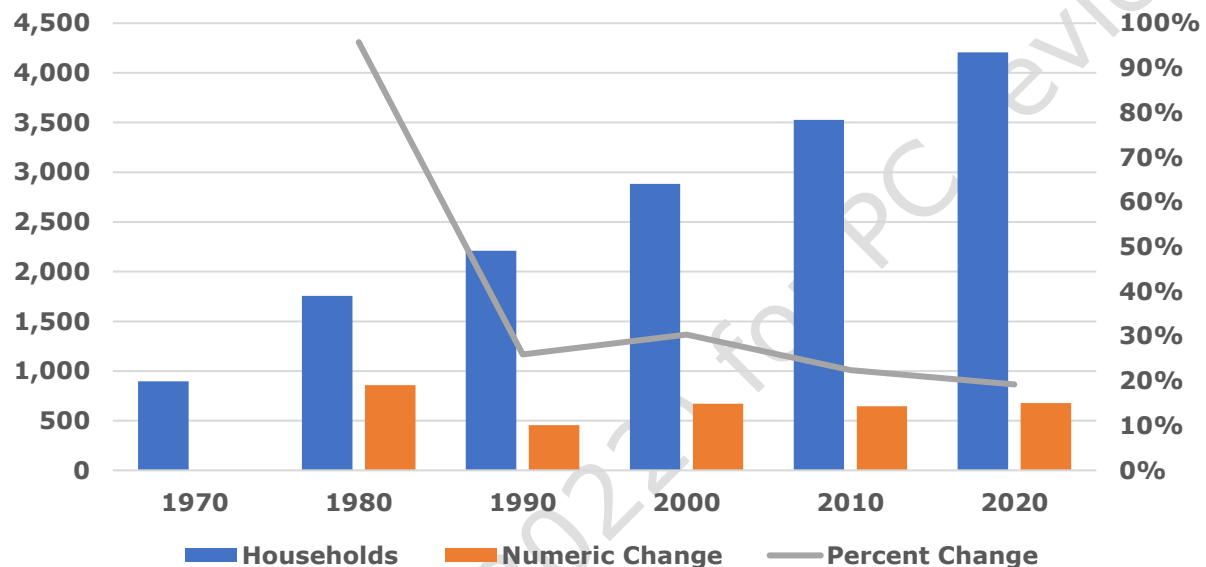
Table 4.2.1: Households in Tyrone Township 1970-2020

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

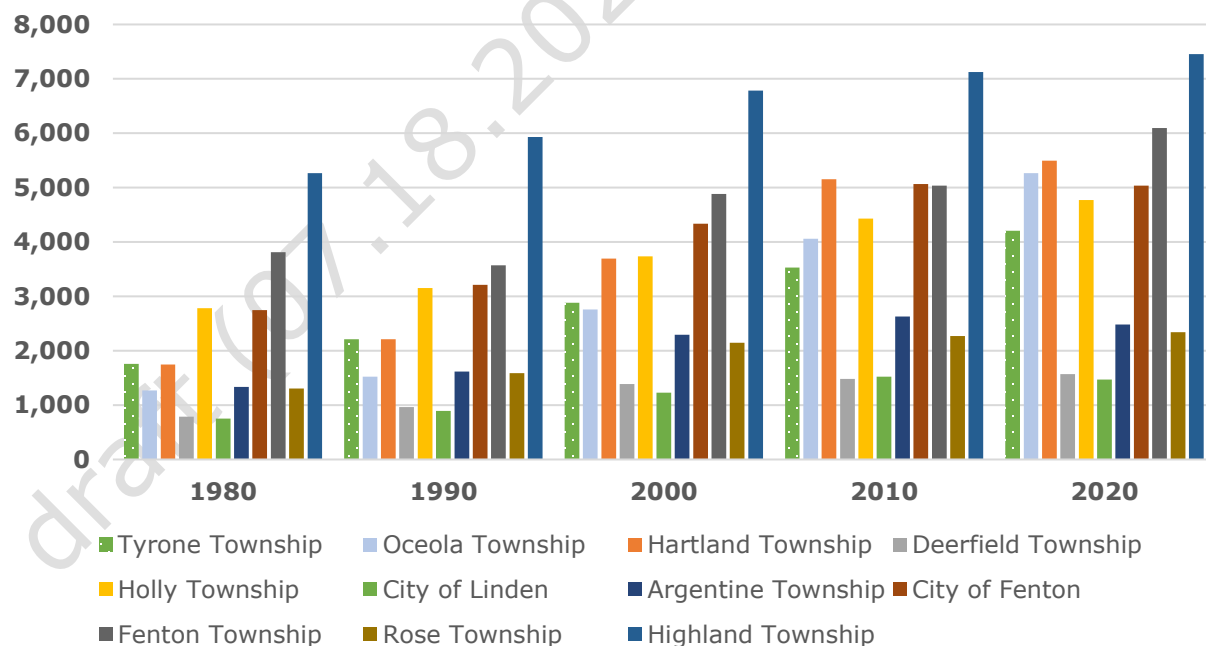
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Hartland Township	1,744	2,211	3,696	5,154	5,496	+215.1%
Tyrone Township	1,756	2,211	2,882	3,528	4,206	+139.5%
Deerfield Township	789	961	1,386	1,481	1,570	+99.0%
City of Linden	753	891	1,226	1,523	1,467	+94.8%
Argentine Township	1,337	1,614	2,293	2,631	2,484	+85.8%
Rose Township	1,307	1,589	2,144	2,272	2,342	+79.2%
Holly Township ¹	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.

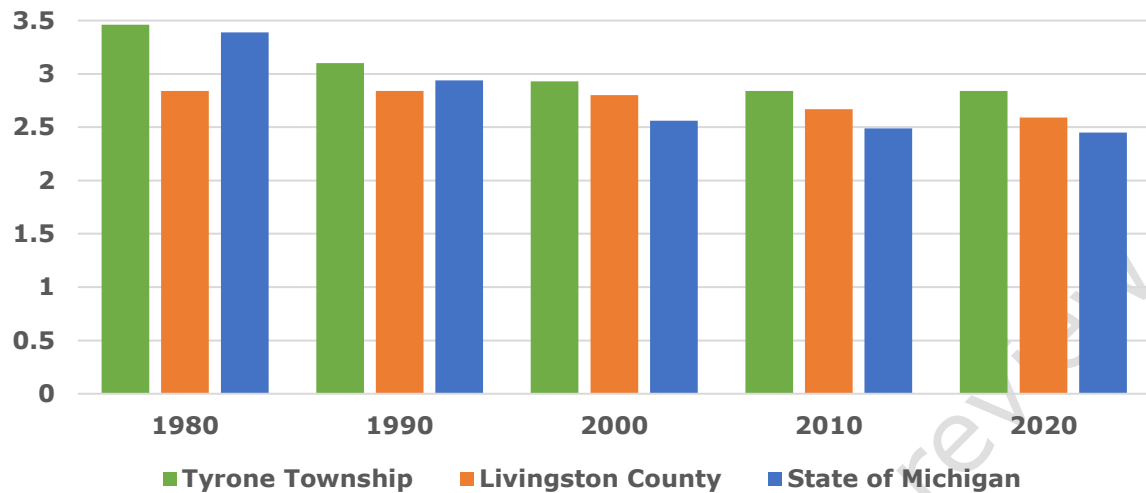
Table and Graph 4.3.1 below show the average household size in Tyrone Township, Livingston County, and the State of Michigan and the percentage change since 1980.

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

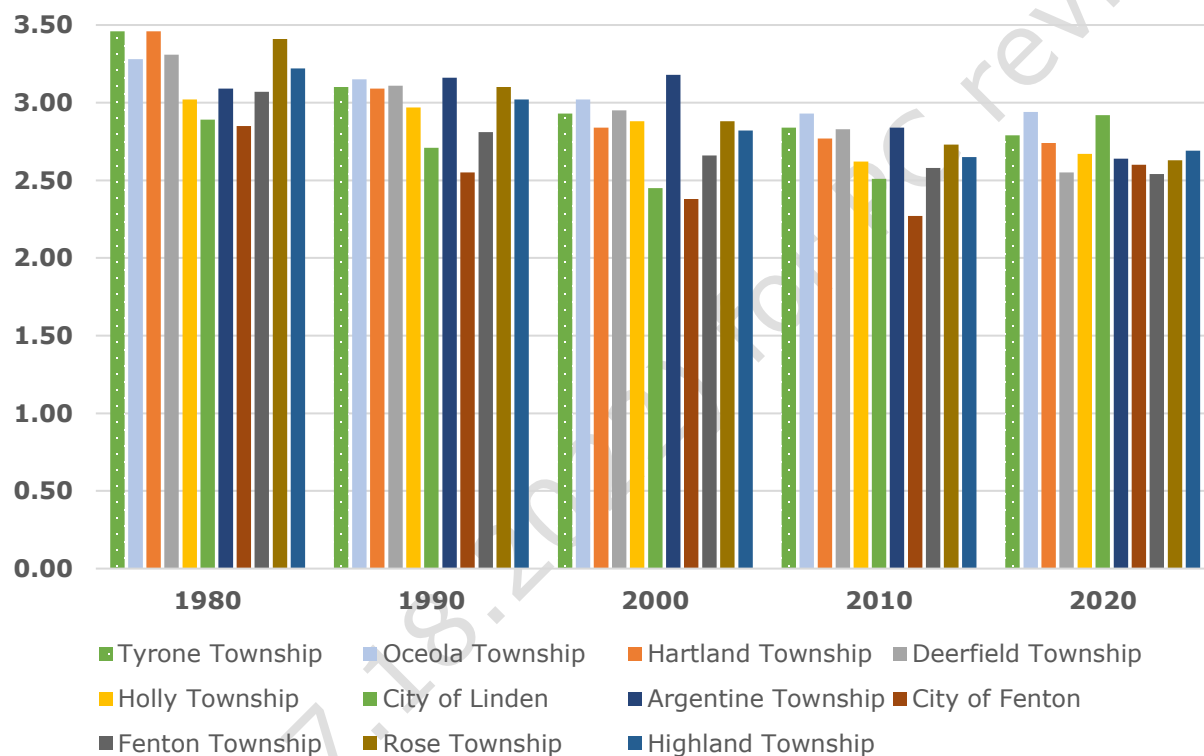
	1980	1990	2000	2010	2020	Percent Change
Oceola Township	3.28	3.15	3.02	2.93	2.94	-10.4%
City of Linden	2.89	2.71	2.45	2.51	2.92	1.0%
Tyrone Township	3.46	3.10	2.93	2.84	2.79	-19.4%
Hartland Township	3.46	3.09	2.84	2.77	2.74	-20.8%
Highland Township	3.22	3.02	2.82	2.65	2.69	-16.5%
Holly Township ¹	3.02	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%

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

	Overall Household Size	Owner-Occupied Household Size	Renter-Occupied Household Size
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 ¹	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.

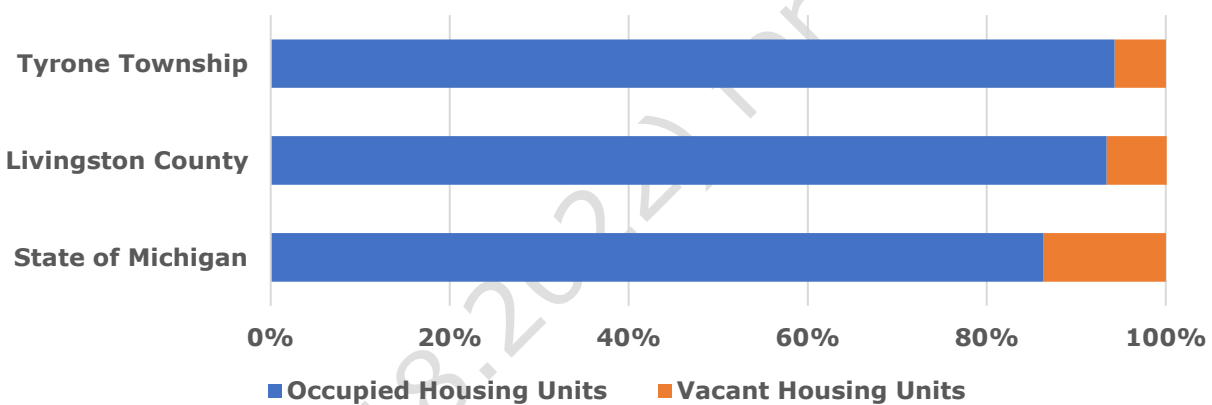
Table 4.4.1 and Graphs 4.4.1 and 4.4.2 below show housing occupancy for Tyrone Township, Livingston County, and the State of Michigan.

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

	Tyrone Township	Livingston County	State of Michigan
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

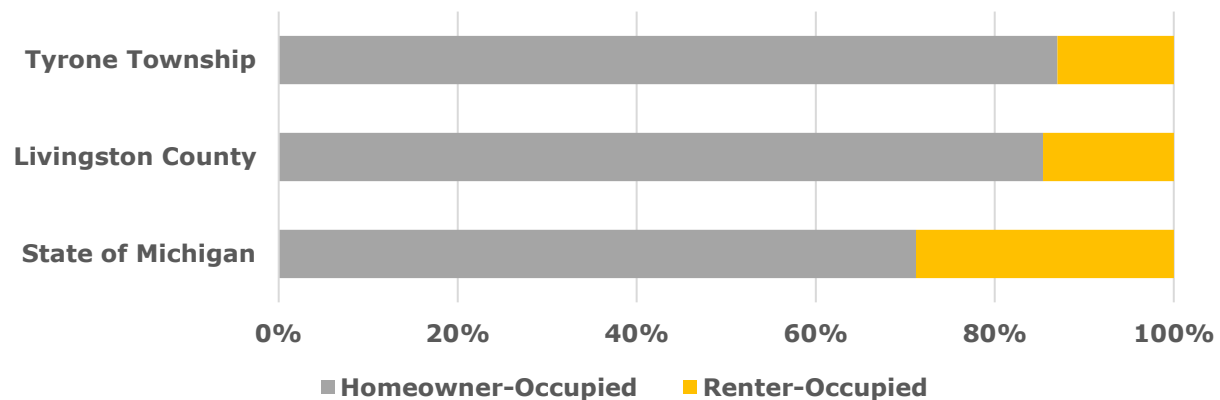


(Source: US Department of Commerce, Bureau of Census)

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 ¹				
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

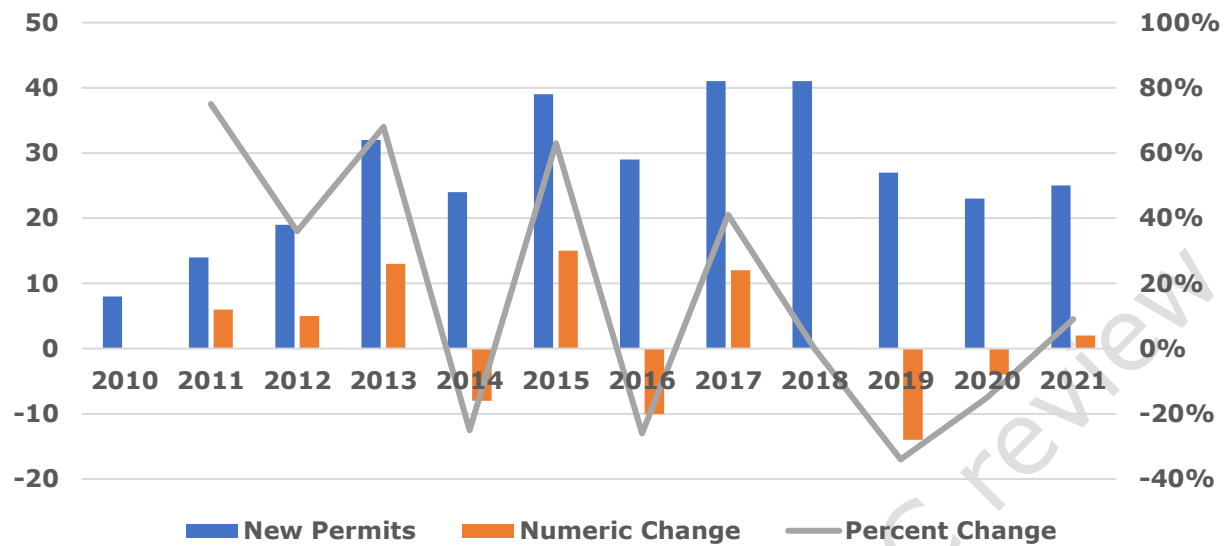
Year	New Permits	Numeric Change	Percent Change
2010	8		
2011	14	6	75%
2012	19	5	36%
2013	32	13	68%
2014	24	-8	-25%
2015	39	15	63%
2016	29	-10	-26%
2017	41	12	41%
2018	41	0	0%
2019	27	-14	-34%
2020	23	-4	-15%
2021	25	2	9%

(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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ALL TEXT IS NEW.

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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ARTICLE IS NEW DRAFT.

MAPS

ROADS (GENERAL)- PUBLIC, PRIVATE

PAVED V UNPAVED

NFC

URBAN AREA

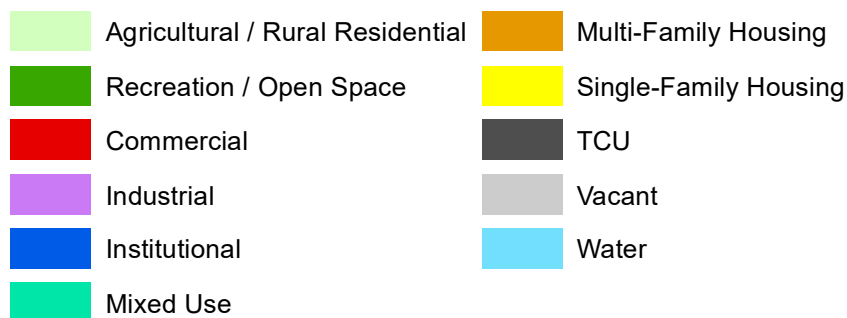
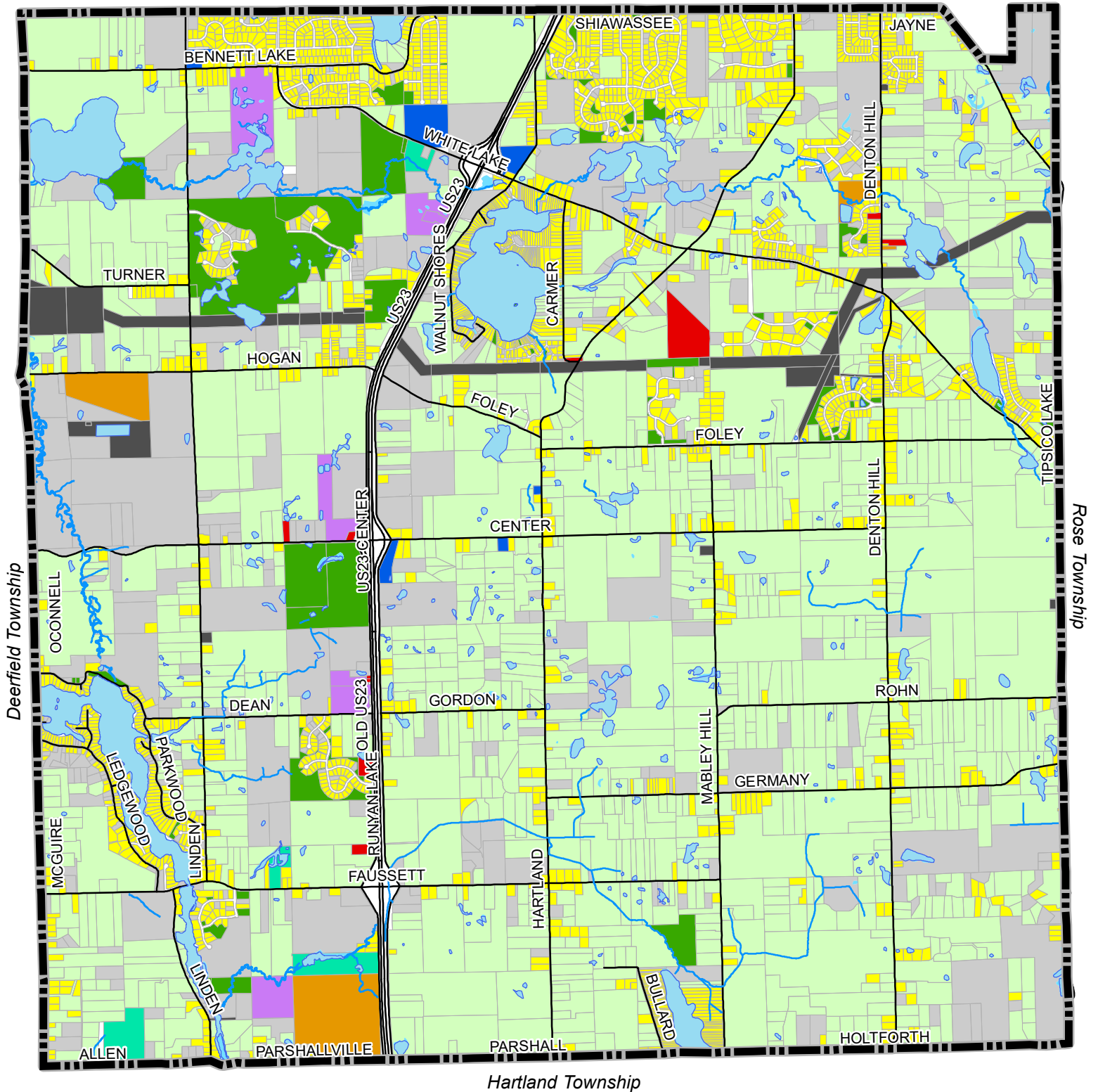
TRAFFIC VOLUMES

AIRPORTS

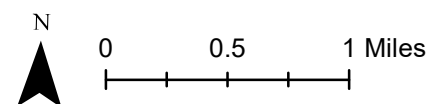
RAILROADS

PATHWAYS

TRIP GENERATORS



Existing Land Use Tyrone Twp



May 23, 2022

Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



Tyrone Township Master Plan
Community Visioning Sessions

Proposed Outline of Community Visioning Sessions
for Planning Commission Consideration

The Community Visioning Sessions would be conducted in two groups. Each group would have one session on a weekday, during the Planning Commission’s scheduled work session, and one session on a weekend.

The first group of sessions focuses on gathering information from community members.

The second group of sessions focuses on confirming conclusions from the first group and could also be used to gather support for potential goals and objectives.

Total Time for Each Session: 3 to 3.5 hours (*staff and planning commissioners*)
Event Time: 2 hours (*members of the public*)

FIRST GROUP OF COMMUNITY VISIONING SESSIONS

GOALS: *Collect additional information from community members*

DATES: Wednesday, September 21st
 Saturday, September 24th

TIME: Weekday session: Start time: 5:00 pm; Finish time 8:30 pm
 Weekend session: Start time 8:00 am; Finish time 11:30 am

ACTIVITIES/SCHEDULE

0:00 Consultants and Township Staff arrive and set up room

0:30 Planning Commissioners arrive. Quick meeting to decide who will serve as station leaders and provide guidance for station leaders.

 As members of the public enter, they will be greeted, asked to sign in, and given a handout describing the Community Visioning Session.

1:00 Welcome, Supervisor Cunningham or Chair Erikson

1:05	Introduction, Goals, and Process General summary of background information generated for Master Plan including research and survey
1:20	Break-out to 6 stations. Different stations will be Housing, Economics, Natural Environment, Transportation, Community Facilities and Public Services* Participants move to a new station after 20 minutes. Each participant will be able to be a part of 3 stations per visioning session.*
2:20	Station representatives panel discussion of what was shared and discussed at stations.
2:40	Explanation of voting and thank you
2:45	Open house for voting and individual conversations.
3:00	Clean-up

SECOND GROUP OF COMMUNITY SESSIONS

GOALS:	<i>Confirm information developed as part of master planning, including research, survey, and first group of community visioning sessions</i> Build consensus on goals and objectives to include in the Master Plan
DATES:	Wednesday, November 16 th Saturday, November 19 th
TIME:	Weekday session: Start time: 5:00 pm; Finnish time 8:30 pm Weekend session: Start time 8:00 am; Finnish time 11:30 am

ACTIVITIES/SCHEDULE

0:00	Consultants and Township Staff arrive and set up room
0:30	Planning Commissioners arrive. Quick meeting to decide who will serve as station leaders and provide guidance for station leaders. As members of the public enter, they will be greeted, asked to sign in, and given a handout describing the Community Visioning Session.
1:00	Welcome, Supervisor Cunningham or Chair Erikson
1:05	Introduction, Goals, and Process General summary of generated materials and draft goals and objectives
1:20	Break-out to stations. Stations focused on the draft goals and objectives of the Master Plan

	Participants move to a new station after 20 minutes. Each participant will be able to be a part of 3 stations per visioning session.
2:20	Station representatives panel discussion of what was shared and discussed at stations.
2:40	Explanation of voting and thank you
2:45	Open house for voting and individual conversations.
3:00	Clean-up

BASIC GUIDE FOR STATION LEADERS

1. Introduce yourself and ask everyone at your table to introduce themselves

Thank everyone for coming. Introduce yourself. Explain that this is part of the Tyrone Township master planning process to create a community-based vision for the Township and to update the Township's plans, policies, and ordinances. Explain that your job is to listen and report back to the larger group. Then ask each of them to introduce themselves.

2. Discussion

Ask participants if they have been able to read the hand-out. If not, give them a couple minutes to read it. Answer any questions that people may have. Then, ask them to share what they think the Township should do. Record your station's suggestions in the "Discussion Notes" on "Table Representative Recording Sheet".

Remember your job is to listen first. Resist the temptation to tell someone why something may or may not be able to happen. We can discuss that in the panel presentation.

If the conversation sputters, feel free to move onto the next step.

3. 3 Most Important Things

Let the table know that you will report out to the larger group, and you want to share, but you want to share what they as a group think are 3 most important things that should be in the Master Plan.

Ask them to brainstorm a list and then vote. Record the list. Read out the list. Ask if anything is missing. Add suggestions to the list. Then, ask them to vote on each item by raising their hands.

Let them know what the top three things were. Document anything that you think is worthwhile to note (i.e. Backyard chickens was on the list of "3 Most Important Things" but two people were very opposed). Thank them for their time and input.

STEPS FOR PANEL PREP

1. Write the main ideas from "3 Most Important Things" on the flip chart
2. Consultant will ask each representative to share what they think should be shared from their group.
3. Consultant will ask who wants to volunteer to be on the panel. There will be 1 representative from each group.

NEW BUSINESS #1

Pascarella increase accessory structure
size

RECEIVED

JUN 27 2022

TYRONE TOWNSHIP
PLANNING & ZONING

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location		Parcel ID/Zoning District
		4704- 34-401-017
Property Owner(s)		Telephone
Michael & Susan Pascarella		248-912-8031
Street Address		Cell Phone
6360 Bullard Road		248-912-8031
City	State and Zip code	FAX or E-Mail
Fenton	MI 48430	
Authorized Agent		Telephone
		Cell Phone
Street Address		
City		State and Zip Code

Type of Review:

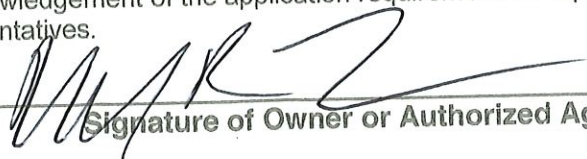
☐ Boundary Realignment
☐ Concept Review
☐ Conditional Zoning
☐ Home Occupation
☐ Land Division
☐ Open Space Preservation
☐ Other

☐ Open Space Relocation
☐ Private Road/Shared Drive
☐ Planned Unit Development
☐ Public Hearing
☐ Rezoning
☐ Site Condominium

☐ Site Plan Review
☐ Site Visit
☐ Special Land Use
☐ Special Meeting
☐ Subcommittee Meeting
☐ Subdivision Plat

Project Description: Increased size in Assesory Struacter
per Section 21.02.G to not exceed the maximum
of 1,200 sq ft.

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.


 Signature of Owner or Authorized Agent

Date	Tax Status	Fees: 101-000000-607-006	Escrow: 701-000000-283- ____
6-27-22	OK per T.D.		
Received By: KC	6-27-22	\$225 paid ck #2688	0

SKETCH OF SURVEY/ EXISTING STRUCTURES

Prepared For: MIKE PASCARELLA

Legal Description:

Lot 186 of LAKE TYRONE ESTATES NO. 5, a subdivision of part of the SE 1/4 of Section 34, T. 4 N., R. 6 E., Tyrone Township, Livingston County, Michigan as recorded in Livingston County Records.

ZONING CHART:

PROPERTY IS ZONED: LK-1
(LAKEFRONT RESIDENTIAL)

SETBACKS:

ROAD: = 35 feet
SIDE: = 10 feet
WATER: = 50 feet



0 20 40

SCALE: 1" = 40'

RECEIVED

JUN 27 2022

TYRONE TOWNSHIP
PLANNING & ZONING

LEGEND

- — IRON SET
- — IRON FOUND
- MEAS. — MEASURED
- REC. — RECORDED
- FCI — FOUND CAPPED IRON
- FIR — FOUND IRON ROD
- FIP — FOUND IRON PIPE
- SCI — SET CAPPED IRON
- ⊙ — WELL
- ⊙ — GRINDER PUMP
- — — — — OVERHEAD WIRES

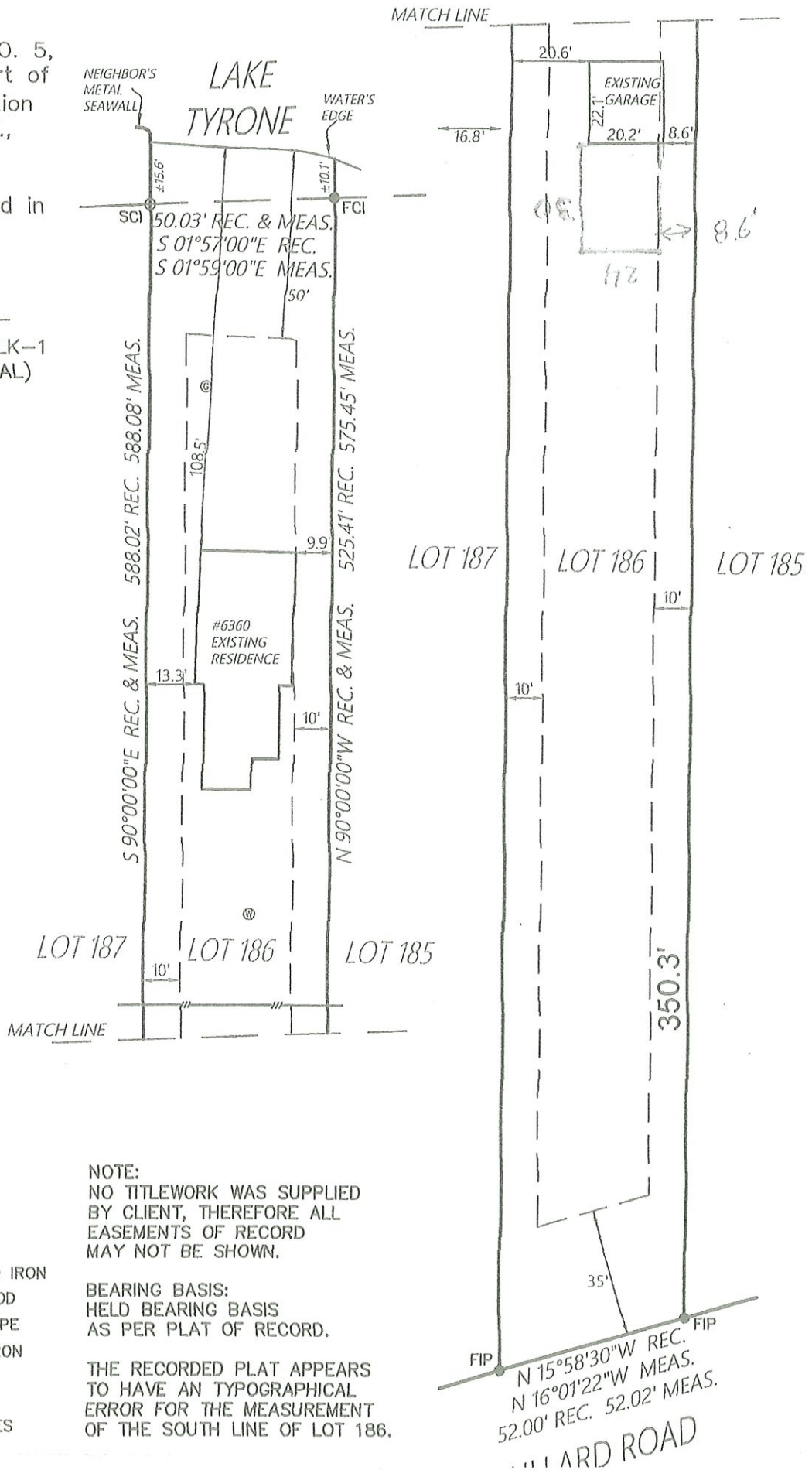
NOTE:

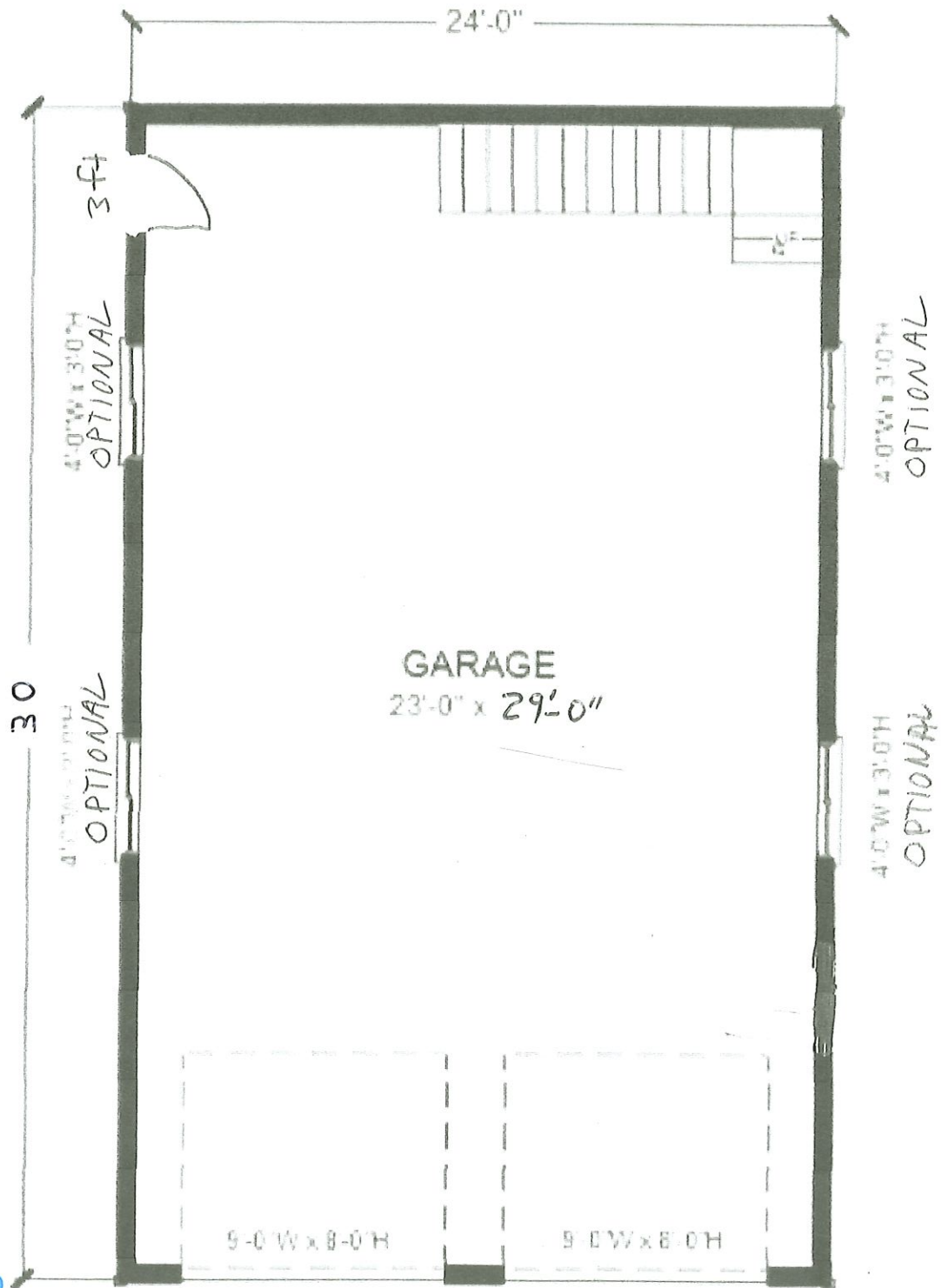
NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:

HELD BEARING BASIS
AS PER PLAT OF RECORD.

THE RECORDED PLAT APPEARS TO HAVE AN TYPOGRAPHICAL ERROR FOR THE MEASUREMENT OF THE SOUTH LINE OF LOT 186.





RECEIVED

JUN 27 2022

TYRONE TOWNSHIP
PLANNING & ZONING

G. Modification of Requirements.

- 1.** The Planning Commission may approve the following modifications for detached accessory structures or buildings located in the R-1, R-2, or LK-1 districts:
 - a.** An increase of up to 2 feet in the height of a detached accessory building.
 - b.** An increase in the permitted building floor area up to a maximum of 1,200 square feet, subject to compliance with the percent lot coverage and placement standards in Article 20, Schedule of Regulations.
- 2.** In order for the Commission to approve the above modifications, the following conditions must be met:
 - a.** Site plan approval shall be required, in accordance with the conditions and procedures established for approval in Article 23 of this Ordinance. The Planning Commission shall hold a public hearing. Notice of the public hearing shall be given in accordance with Section 22.03, Public Hearings and Notices.
 - b.** The site plan application shall include the information specified in Section 23.02 of this Ordinance, subsections A, B, C, D, E, G, H, I, J, K, and M, or as determined sufficient by the Planning Commission.
 - c.** The Commission must find that the location and character of the proposed accessory building or structure will not have an adverse impact upon any of the existing dwelling units on adjacent lots, considering the following:
 - i.** The potential for the generation of nuisance such as traffic, parking, noise, vibration, glare, odors, fumes, electrical interference, or hazards to any greater extent than which is usually compatible with the permitted uses in the district.
 - ii.** The orientation of vehicular doors and circulation associated with the building.
 - iii.** Drainage of the area.
 - iv.** The impact on the view from nearby residential lots considering the degree of openness, topography, and vegetation.
 - v.** Compatibility of accessory structure appearance with any

residential principal and accessory buildings on nearby lots. Compatibility shall be determined in the sole discretion of the Planning Commission, and shall consider factors such as but not limited to, height and size of the structure, façade materials, roof pitch, and similar considerations.

H. Detached Accessory structures located on Adjacent Lots. In limited instances an accessory structure, for the purposes of this section defined as outbuildings, may be placed on property on which there exists no structure intended for a permitted principal use, subject to the following:

1. Intent. Tyrone Township recognizes there are limited instances where a residential parcel is not large enough to accommodate a residential structure and a detached accessory structure. In these circumstances, it may be appropriate to permit a structure typically considered accessory, such as a garage, as the sole structure on a property. The Township also recognizes this situation has the potential to invite property neglect, maintenance concerns, theft due to non-occupation, change in neighborhood character, and other negative effects. This section is intended to permit outbuildings as defined herein, while simultaneously introducing safeguards to ensure proper maintenance and continuation of neighborhood character.

2. Definitions.

a. Adjacent Lots. Properties on which all the following are true:

- i. Two parcels or lots owned and utilized by the same individual or entity;
- ii. Separated by a public right-of-way, private road easement, shared driveway, or any other kind of roadway that serves multiple lots;
- iii. Nearest lot lines overlap by at least 50% for each parcel or lot (see Figure X);
- iv. Parcel boundaries are not separated by more than 66 feet at their closest point.

b. Outbuilding. The typically-accessory structure placed on a vacant parcel or lot. Said structure is subservient to a principal structure on an adjacent lot.