

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING MINUTES
July 12, 2022 7:00 p.m.**

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

PRESENT: Steve Krause, Chet Schultz, Jon Ward, Garrett Ladd, and Kurt Schulze

ABSENT: Rich Erickson and Bill Wood

OTHERS PRESENT: Ross Nicholson and Zach Michels

CALL TO ORDER: The meeting was called to order at 7:05 by Vice Chairman Schulze.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Scott Dietrich (resident) stated that he didn't know if Township staff is qualified to perform their duties. He stated that the Township keeps hiring more people but can't even issue passports to residents. He stated that a resident attempted to schedule an appointment for a passport and was told by office staff that the Township would not be accepting any new passport applications until after the next election on August 2nd. He stated that people are taking vacations and there is no valid justification for telling a resident who has lived here since 1975 that he can't get a passport through the Township. He praised Ross Nicholson for the work he does. He stated that the Supervisor is too busy with fishing and sponsors to take care of Township business. He stated that he has never seen so much incompetence. He stated that the Planning Commission and other Board members should be able to see what is going on. He stated that the Township views himself and others as crybabies. He stated that he is not trying to be a crybaby, he is just attending meetings because he cares about the Township. He stated that the new Clerk, Pam Moughler, is a nice lady but doesn't believe that she has qualifications necessary to perform her duties beyond being able to insert ballots in voting machines.

Jannette Ropeta (resident) stated that she received an email indicating that there was a meeting tonight. She stated that she was not sure if there would be a meeting or not. She stated that there was a statement on the Township website with a link to the packet that states the materials would be posted once available. She stated that she clicked on the link, and it did not work. She stated that she contacted the Clerk regarding the issue and received no response. She stated that the agenda that was originally posted was deleted. She stated that if the agenda is changed the Township should post a note indicating that it has been changed. She stated that there was also a note indicating that the video would not be recorded to YouTube due to technical difficulties but

there would be remote access available through Zoom teleconferencing. She stated that Zoom was recording the meeting and questioned why the Zoom video was not uploaded. She stated that she had received calls from people stating that they cannot access the Master Plan Survey or are experiencing other issues with the survey website. She stated that information regarding the survey should be posted on the Township homepage with specific instructions. She stated that the way the Township is being operated is unacceptable. She stated that the Zoom link is not clearly indicated on the agenda. She stated that the Township works for the residents. She stated that she wanted to help with the survey but was not given the opportunity to do so.

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

APPROVAL OF THE AGENDA:

Vice Chairman Schulze suggested an amendment to the agenda to move Old Business item #2, Master Plan, ahead of all other business items.

Steve Krause made a motion to approve the amended agenda, moving Old Business item #2, Master Plan, ahead of all other business items. Jon Ward supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

1) 05/10/2022 Regular Meeting and Public Hearing Draft Minutes:

Vice Chairman Schulze brought up the draft meeting minutes on the overhead display screens and scrolled through page by page.

Chet Schultz moved to approve the minutes as presented. Steve Krause supported the motion. Motion carried by unanimous voice vote.

OLD BUSINESS:

2) Master Plan:

Vice Chairman Schulze introduced the topic and asked Zach Michels to provide the Planning Commission with an update on the Master Plan process. Zach Michels stated that the Master Plan survey website is live and accessible. He stated that he has received questions and comments from several residents regarding the survey. Steve Krause indicated that he received his postcard and completed the survey without experiencing any issues. Zach Michels stated that Carlisle Wortman Associates has been working on resolving issues. He indicated that they have been unable to successfully duplicate several of the reported issues but are still working on it.

He showed the Planning Commission several maps that have been revised based on previous discussion. He updated the Planning Commission on the latest revisions to draft text that was generated/revised based on previous discussion. He outlined the progress made and outlined the next steps. He stated that the goal is to use the existing Master Plan as an outline for the new version. He stated that the intent is that data from the survey and visioning sessions will be incorporated into the final Master Plan. The Planning Commission briefly discussed and asked questions and provided feedback to Zach Michels.

Vice Chairman Schulze indicated that the scheduled public hearing would need to begin shortly.

Steve Krause made a motion to begin the scheduled public hearing. Chet Schultz supported the motion. Motion carried by unanimous voice vote.

PUBLIC HEARING:

1) Hornbacher Contractor's Limited Storage Special Land Use:

Vice Chairman Schulze read the public hearing notice that was published in the Tri-County Times on Sunday, June 25th, 2022:

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, July 12, 2022, beginning at 7:30 pm at the Tyrone Township Hall, 8420 Runyan Lake Road, Fenton, Michigan 48430. The purpose of the Public Hearing is: To receive public comments regarding the following proposed Special Land Use Permit: A request by Newman TTP, LLC, represented by Greg Hornbacher, for a proposed Contractor's Limited Storage Special Land Use (the storage of vehicles and equipment used for a directional boring company), Parcel #4704-17-400-003, zoned FR – Farming Residential. The parcel is located on Center Road in Fenton, Michigan, approximately ¼ mile west of US-23, regulated by Zoning Ordinance #36 Article 22 Special Land Use Permits and Article 23 Site Plan Review and Impact Assessment.

Vice Chairman Schulze asked Ross Nicholson to provide a summary of the request and outline the application. Ross Nicholson summarized the request. He stated that the request is for a contractor limited storage special land use permit. He stated that Contractor Limited Storage is listed as a special land use in the FR (Farming Residential) zoning district. He stated that the subject property is zoned FR and is located adjacent to properties zoned FR and M-1 (Light Manufacturing). He stated that the applicants are proposing to purchase the property in order to build a 3,000-3,500 square foot dwelling and a 60-foot by 80-foot pole barn. He stated that the applicant is proposing to use the barn for storage of vehicles, equipment, and materials associated with a directional drilling company which they own. He stated that the applicant is proposing that all equipment associated with the business would be stored within the barn. Ross Nicholson went through the application materials that were provided. He referenced the site plan

on the overhead display screens. He stated that the applicant is not proposing any landscaping or screening due to the existing woodlands on site which significantly obstructs visibility to the area where the barn is proposed from the public road. He stated that the Planning Commission previously requested additional information to be added to the site plan and use statement. He brought up a list of the items previously requested, noting items that have been addressed and those that have not been addressed. Ross Nicholson summarized the request. He stated that the applicant would like to build a house and a barn and would like to store equipment associated with his business in the barn. He stated that no outside employees on site are proposed and the intent is that the subject property would appear as residential, if approved.

The Planning Commission briefly discussed the application. It was noted that the applicant was not present at the meeting but that the public hearing could still take place because the purpose is to receive public comments.

Scott Dietrich (resident) stated that he feels the public hearing should be postponed and rescheduled at the cost of the applicant due to the applicant not being in attendance. Vice Chairman Schulze requested that public comments be held until the appropriate time. He stated that public comments will be heard following the Planning Commission's review of the application.

The Planning Commission continued discussing the application, addressing setbacks, elevation contours, landscaping/screening, outdoor storage, lot coverage, architectural features, and adjacent/nearby land uses. They briefly discussed requirements the standards for special land uses and enforcement of noncompliant special land uses. The use statement from the application was discussed. Jon Ward indicated that he would like to see more specific information included in the use statement such as exact numbers and types of equipment/materials/vehicles that would be stored onsite.

The Planning Commission briefly discussed potential conditions and recommendation procedure with Ross Nicholson and Zach Michels. It was noted that the Planning Commission could table the application pending receipt of additional information, make a recommendation for approval with conditions, or make a recommendation for denial.

Vice Chairman Schulze asked if there were any additional questions or comments from the Planning Commission. None were received.

Vice Chairman Schulze opened the floor to receive public comments.

Scott Dietrich (resident) stated that he feels the application should be tabled due to the applicant not being in attendance. He stated that directional boring trucks are very large. He stated that he believes it is a bad idea to build a home on the subject property due to the nearby industrial and

other nonresidential uses. He stated that he does not want the property to turn into an outdoor storage yard which would be an eyesore.

Jannette Ropeta (resident) stated that she does not have any issues with the proposed special land use. She asked the Planning Commission if monitoring the special land use for violations would be the responsibility of residents. Chet Schultz stated that the Township would need to be made aware of any potential violations and initiate investigation and/or enforcement. Jannette Ropeta asked if the Township would still require a signed complaint form if violations of the special land use permit are observed. She stated that she is concerned about protecting identities if a Freedom of Information Act (FOIA) request was submitted. Ross Nicholson indicated that Township staff is working hard to protect the identities of residents where appropriate, and they typically redact personal information on complaint forms issued through FOIA request. Jannette Ropeta stated that she is concerned that residents were only given the opportunity to review the application until shortly before the meeting. She questioned why the application form had a checkmark next to rezoning as well as Special Land Use since the request was not for a rezoning. She stated that it does not seem fair to residents that they were not given adequate time to review the application independently. She stated that recommending approval with conditions would not be as wise as tabling the application until all conditions are fulfilled. Vice Chairman Schulz stated that the application is not for a rezoning, just a Special Land Use. Jannette Ropeta stated that the application should be corrected for clarification. Chet Schultz noted that there is a question mark next to the section indicating rezoning and noted that the correct box is checked next to Special Land Use. Jannette Ropeta stated that it would make more sense to her to remove the question mark next to the section indicating rezoning.

Steve Bissell (resident) suggested that the Planning Commission request additional clarification on the type and number of vehicles and equipment proposed to be stored on-site, including specification on items permitted to be stored indoors verses outdoors. He suggested that the Planning Commission request clarification on on-site equipment and vehicle maintenance including adding a note regarding potential use of mechanic(s) or other employees that may need to perform vehicle and equipment maintenance on-site. He stated that he understands that the applicant is proposing to do all vehicle and equipment maintenance without the aid of additional workers, but questioned how realistic that would be, especially if major repairs are required. Jon Ward explained that he interprets that all vehicle and equipment maintenance or repairs that would be performed on-site would be done only by the property owner residing on-site. He noted that major repairs to equipment requiring additional workers could be performed off-site. Jon Ward agreed that additional clarification should be requested to ensure work all on-site work being performed is done in accordance with the standards and requirements for the Special Land Use. Steve Bissell elaborated on his concerns and explained that he understands if the property owner would like to do most maintenance and repairs on-site unaided by outside employees, but he emphasized that he thinks clarification is necessary because there is potential not all potential work could be accomplished without assistance. Chet Schultz read through the section of the use

statement regarding repair and maintenance and indicated that he believes he understands the applicant's intent, however, clarification would be of benefit.

The Planning Commission briefly discussed potential options to clarify the maintenance and repairs section of the use statement.

Ed Murray (resident) stated that he feels that the applicant has provided information above and beyond what should be necessary for the proposed Special Land Use. He stated that the applicant relies on his vehicles and equipment for his livelihood and feels they should be permitted to maintain and repair vehicles and equipment on their own property within an enclosed building. He stated that it is very unlikely that significant nuisance factors could be generated by work being done on vehicles and equipment completely enclosed within a building and with sufficient separation from residential uses. He stated that he feels the site to be ideal for the proposed use. He suggested that the Planning Commission consider removing restrictions from the use statement regarding on-site vehicle and equipment maintenance.

The Planning Commission briefly discussed the potential of considering extending hours of on-site operation and the importance of including as much detail on vehicle and equipment maintenance in the use statement as possible. They briefly discussed the adjacent and nearby development most of which being commercial and industrial properties (golf course, golf course maintenance facility, automotive parts factory, fueling station/convenience store, auto repair shop, and outdoor storage lot). The consensus was that, due to the existing pattern of nonresidential development in the area, it would be very unlikely that the proposed Special Land Use would generate significant nuisance factors and would likely be of minimal impact to the area.

Vice Chairman Schulze asked if there were any additional public comments. None were received. Vice Chairman Schulze stated that the next item on the agenda is Planning Commission discussion and comments.

Vice Chairman Schulze stated that he has questions regarding site lighting. He stated that he feels it has not been discussed in depth due to the site location and proximity to existing manufacturing/commercial uses, but he believes that some information on site lighting should be provided to ensure any lighting emanating from the site would not create a nuisance. Ross Nicholson stated that the Township does have a residential outdoor lighting ordinance which would apply to the subject property. He stated that as long as the on-site lighting complies with the standards of that ordinance, there would be no reason to restrict lighting further through the Special Land Use permit. Zach Michels noted that the Zoning ordinance requires that the Special Land Use does not generate glare.

Vice Chairman Schulze noted that the proposed location of the barn is near an existing pond. He stated that he would like to know if there is any mitigation proposed for contaminant spills to

ensure there is no seepage of chemicals or harmful fluids into the ground (soils & groundwater) or surface water. He stated that he is assuming the barn would have a dirt floor. Ross Nicholson indicated that it is unlikely a barn of the proposed size to be used for vehicle and equipment storage would be permitted with a dirt floor. He stated that it is most likely that the barn would be on a poured concrete pad. Vice Chairman Schulze stated that the Planning Commission should request clarification on the foundation of the proposed barn. Ross Nicholson indicated that the Planning Commission has already requested additional details on the barn including elevation drawings and architectural details, of the architectural details, specification on foundation would be required. He noted that the elevation drawings and architectural details have not yet been received. Vice Chairman Schulze stated that he would like all of those details to be submitted prior to Township Board consideration. Zach Michels indicated that the Planning Commission can also require that all areas where commercial vehicles and equipment would be parked/stored must be on a concrete/similar improved surface. Jon Ward noted that, in the FR (Farming Residential) zoning district, general agriculture/farming is a permitted use. He stated that farming/general agricultural uses are permitted to store large machinery, equipment, semi-trucks, chemicals/pesticides/fertilizers, and other potential hazardous items outdoors on unimproved surfaces or enclosed in buildings with dirt floors. He stated that the proposed use appears to be very well suited for the subject property and would be of much lower impact than that of other uses that could potentially be permitted on the subject property and the immediate area.

The Planning Commission recapped their discussion and compiled a list of potential conditions for a recommendation to the Township Board. Ross Nicholson read through the list of items requested by the Planning Commission at the last meeting. He noted the information that has since been provided as well as the information that have not yet been provided. The Planning Commission discussed the items, provided input on each item, and put together a revised list of potential conditions.

Steve Krause made a motion to recommend conditional approval of the Hornbacher Contractor Limited Storage Special Land Use with the following conditions:

- 1. Provide specific details on the type and number of equipment/vehicles that will be stored on site.*
- 2. Specify the location/type of vehicle/equipment that will be stored outdoors (Reminder: Only 1 commercial vehicle may be stored outdoors, and the standards require that all materials and equipment associated with the Special Land Use be completely contained within an enclosed building).*
- 3. Clarify the statement on vehicle maintenance (where would maintenance/repairs be performed? Will all maintenance be performed by the property owner(s) or would mechanic(s)/employees be performing any maintenance/repairs on site? Will all maintenance/repairs occur during the proposed hours of operation? What is the extent of maintenance that would be performed- complete rebuilds, standard maintenance, other?).*

4. *Provide specifications and additional information on the proposed barn (as much detail as possible, including/not limited to height, finish, foundation/floor, door heights, etc.)*
5. *Provide a calculation of lot coverage on the site plan (Max. size cannot be in excess of 5% of the 25% permitted lot coverage for the zoning district).*
6. *Formalize the use statement adding clarification as noted above and incorporate the use statement content as notes on the site plan document.*
7. *(Optional) Consider expanding the hours of operation if it is anticipated that work will be done outside of the proposed 9am-5pm timeframe or add a statement indicating that on occasion the hours may need to be extended and you will notify the Township in advance if/when that will occur.*

Chet Schultz supported the motion. Motion carried by unanimous voice vote.

Chet Shultz made a motion to close the public hearing and resume the regular meeting. Jon Ward supported the motion.

Vice Chairman Schulze closed the public hearing.

OLD BUSINESS (CONTINUED):

2) Master Plan:

Vice Chairman Schulze stated that the Master Plan discussion left off on the topic of traffic counts. Zach Michels elaborated on the methods for data collection used. He noted that the latest traffic count data is better than what was previously available because it is segmented into smaller sections of road so local traffic patterns can be more precisely reviewed. He noted that previously data was provided in a format specifying “North of Center” or “South of Center (vague/large section of roadway), whereas the latest data provides smaller sections such as “between White Lake and Center” (more precise/smaller sections of roadway).

Zach Michels elaborated on updates that have been made to other Master Plan maps and text since the last discussion including revisions to information on adjacent communities and their influences (City of Linden, Hartland Township, and Parshallville), restaurants and stores, etc. He noted that they have added photographs to the draft Master Plan text sections. He noted that they will be updating the information further following completion and review of the Master Plan community survey and visioning sessions. Vice Chairman Schulze inquired about the importance of including information on Deerfield Township’s influence on Tyrone Township. Zach Michels stated that it is his recollection from when previously discussed that Deerfield does not have as much of a draw/gravitational pull when compared to some of the other more developed adjacent communities. He stated that when they move onto the sections on social analysis, housing types, etc., data and information on Deerfield Township will be included. He stated that it is less typical and not required for municipalities to include comparison data from all adjacent communities in their master plans, however, it is his understanding that Tyrone

Township would like data from all adjacent communities to be included so that is how the Master Plan is being drafted. Vice Chairman Schulze stated that he brought up Deerfield Township due to the potential draw to Lobdell Lake which has a DNR (Michigan Department of Natural Resources) public access boat launch as well as the nature preserve with public access. He stated that he is curious to explore how much of an influence the parks and public lake access in Deerfield have on the Tyrone Township community. Zach Michels noted that a resident had previously brought up a traffic influence impacting Tyrone Township emanating from Deerfield Township, specifically the gravel mining operation located on Hogan Road. He stated that the gravel operation generates a significant amount of heavy truck traffic down Hogan Road, through Tyrone Township, to get to and from US-23. He stated that they will be incorporating information on the traffic emanating from the gravel mining operation in the traffic and transportation sections of the Master Plan. He stated that they can include information on parks located in Deerfield and other adjacent municipalities in the parks and recreation section of the Master Plan. Vice Chairman Schulze noted that he would like to see information regarding the Shiawassee Watershed because it feeds into Tyrone Township.

Zach Michels brought up the draft social analysis section of the Master Plan and noted revisions that have been made since the last discussion. He stated that the section has been revised and cleaned-up in a way that the data can be more easily read. He referenced page # 3-3 from the draft social analysis section which compares Tyrone Township to all adjacent communities, noting that Deerfield Township data is also included. He went through the latest graphs and charts, making note of apparent trends in the data. He noted that there are comparisons of Tyrone Township trends over time, comparisons between Tyrone Township and the State of Michigan, between Tyrone Township and Livingston County, and between Tyrone Township and the adjacent municipalities. He asked if the Planning Commission had any questions or comments regarding the latest draft documents he went through. No questions or comments were received. He stated that any interested residents or members of the public would like to view the draft Master Plan documents could access them through the Master Plan website.

Zach Michels stated that he would like to discuss the sections that exist in the current Master Plan to see if the Planning Commission feels they are comfortable with how they are, if they feel like anything should be added, and if they feel any information is unnecessary and should be removed. He summarized the Master Plan sections pertaining to housing. He provided highlights of the data and trends in Tyrone Township versus surrounding communities, Livingston County, and the State of Michigan. He noted that they have not yet compiled data specific to housing sales but has requested that information from the Assessor to be added once available. Vice Chairman Schulze asked if there is a way to get data on multi-generational households in addition to household sizes. Zach Michels stated that they can obtain some data from the Census and American Community Survey such as whether the housing is a single dwelling unit, a single dwelling unit with accessory, two-family dwelling unit, 3-family dwelling unit, etc. He stated that they should be able to compile some data regarding the demand for different housing types through the Master Plan community survey and visioning sessions. Vice

Chairman Schulze asked if there is a way to determine the number of adult-age children living in households with their parents/family. Zach Michels stated that he will need to go through the available data to see if there is anything that can be used to determine that. Zach Michels asked if there are any sections pertaining to housing that the Planning Commission feels are unnecessary or if the Planning Commission would like to add any additional sections. No comments were received.

Zach Michels moved on to the draft section pertaining to economic analysis. He stated that the section includes information on household income per capita, poverty levels (not included in current Master Plan), labor force (number of people employed and where they are employed), unemployment, and projected unemployment. He stated that compiling data on employment in the labor force can be difficult because the information available (Census data) counts the number of people employed who live in Tyrone Township but does not necessarily include data on jobs that exist/are available in the Township. He stated that it may be possible to obtain more precise data on employment through an organization/entity/company that can produce employment numbers and details based on transactional information from credit card companies. He stated that this method could potentially be used to generate a more precise, categorized, economic information. Zach Michels stated that he would provide better information on the specifics of that option to the Planning Commission in the future. Vice Chairman Schulze stated that he feels the “services” category on in the economic analysis section may be too broad because it can include a wide variety of jobs such as health care, amusement parks, barber shops, bakeries, etc. Zach Michels asked the Planning Commission if they felt the services category should be broken up into subcategories. He stated that there should be data available that would allow for the employment categories to be as specific as the Planning Commission deems necessary/appropriate. The Planning Commission briefly discussed.

Zach Michels moved on to discuss the tax base aspect of the economic analysis category. He described the data and information included in the section including state equalized values (SEV’s), economic growth opportunities along the US-23 corridor, and retail/office/industrial development. The Planning Commission briefly discussed the tax base analysis section with Zach Michels. Zach Michels asked the Planning Commission if they believed there to be any specific economic drivers besides retail, office, and industrial development that currently exists that should be included in the section. Vice Chairman Schulze indicated that recreational uses should be included. Zach Michels indicated that he would work on updating the section to include information on recreational opportunities. Zach Michels stated that the current Master Plan includes a fairly robust section regarding trade area and square footage of retail space. He asked the Planning Commission if they would prefer to include that information as part of an economic development plan. He stated that the current text was placed where it was for simplicity, so the current Master Plan really does not address total trade area, only the portion within the Township boundaries. The Planning Commission briefly discussed.

Zach Michels moved on to discuss the transportation category of the Master Plan. He stated that the current Master Plan includes information on transportation scattered throughout. He suggested that much of the information may be consolidated. He briefly described the transportation section of the draft Master Plan. The Planning Commission briefly discussed transportation in the Township. Zach Michels asked the Planning Commission to begin thinking about potential uses outside of the Township boundaries that may influence traffic to be discussed at a future date.

Zach Michels moved on to the draft text regarding community facilities. He stated that the draft text is not significantly different from the existing Master Plan. He summarized the section and discussed Township owned buildings and property, emergency services, service boundaries, infrastructure, parks, and recreation, etc. He asked the Planning Commission if they had any suggestions regarding removing or adding categories to the public facilities section of the Master Plan. The Planning Commission briefly discussed.

Zach Michels moved on to the draft text regarding existing land uses. He stated that the Existing Land Use Map is based on SEMCOG (Southeast Michigan Council of Governments) data. He asked that the Planning Commission review the map and identify any discrepancies they find to be discussed at a future date. The Planning Commission briefly discussed the Existing Land Use Map with Zach Michels.

Zach Michels asked the Planning Commission if they are interested in reviewing draft sections that are not complete at future meetings to keep the process moving forward. The Planning Commission confirmed that they would like to review the draft documents as they become available. Zach Michels briefly discussed future visioning sessions with the Planning Commission.

CALL TO THE PUBLIC:

Scott Dietrich (resident) stated that he is interested in the topic of developing along the US-23 corridor. He stated that there are a lot of REU's (Residential Equivalency Units) available in the area. He stated that he does not believe that residents would like to see fast food restaurants and gas stations. He stated that he feels the US-23 corridor (West side of US-23) near White Lake Road would be an excellent location for a residential PUD (Planned Unit Development). He stated that some of the existing uses along the US-23 corridor are very nice, such as Trusted Tool and Action Water Sports. He stated that he does not want to see a lot of next storage facilities in that area. He stated that he hopes to see additional retail uses along the US-23 corridor in the future.

Jannette Ropeta (resident) asked Zach Michels if he is using the existing Master Plan as a framework when drafting the revised Master Plan. Zach Michels confirmed. She asked if the latest draft documents will be available for the public to view on the Master Plan website. Zach

Michels confirmed. She asked if the draft documents will include tracked changes from the original Master Plan. Jon Ward stated that the draft documents will not always include tracked changes from the existing Master Plan but will include tracked changes based on the draft sections as the Planning Commission works through them. Jannette Ropeta stated that she was not able to see the meeting minutes until shortly before the meeting. She asked for clarification on how meeting minutes are approved. Vice Chairman Schulze provided clarification. Jannette Ropeta asked Zach Michels if he intends to provide a “lessons learned” session following the Master Plan process. Zach Michels stated that it is a best practice, and he intends to do so. Jannette Ropeta asked if members of the public are typically involved in the “lessons learned” session. Zach Michels stated that it is done differently in different communities. Jannette Ropeta asked the Planning Commission to involve members of the public in the session.

Sara Dollman-Jersey (resident) stated that she would like to second the interest in parks and recreation, specifically bike and walking paths. She stated that she knows that Tyrone Township is the only community in Livingston County with no public parks. She stated that she hopes that they can discuss the parks and recreation activities and address them in the Master Plan so that the community may be better equipped in the future to seek funding opportunities for parks and recreation. She stated that the Tyrone Township Historical Society would be happening soon. She asked the Planning Commission to attend. She stated that if the intent is to hold a visioning session during the Pioneer Day event, she would like to discuss further and coordinate with the Township. She noted several concerns she had with holding a visioning session concurrent with the Pioneer Day event.

MISCELLANEOUS BUSINESS:

Vice Chairman Schulze stated that the next workshop meeting was scheduled for Wednesday, July 20th, beginning at 6:00 pm to discuss the Master Plan. Vice Chairman Schulze noted that he supports Sara Dollman Jersey’s comments regarding parks and recreation.

ADJOURNMENT: The meeting was adjourned at 9:14 pm by Vice Chairman Schulze.