

**TYRONE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AGENDA  
February 14, 2023- 7:00 PM**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF THE AGENDA:**

**APPROVAL OF THE MINUTES:**

1. 11/02/2022 Regular Meeting
2. 12/13/2022 Regular Meeting & Public Hearing

**CALL TO THE PUBLIC:**

**OLD BUSINESS:**

**1) Master Plan**

**NEW BUSINESS:**

**CALL TO THE PUBLIC:**

**MISCELLANEOUS BUSINESS:**

**ADJOURNMENT:**

## **APPROVAL OF THE MINUTES**

11/02/2022 Regular Meeting

12/13/2022 Regular Meeting & Public Hearing

1 **TYRONE TOWNSHIP PLANNING COMMISSION**  
2 **REGULAR MEETING MINUTES**  
3 **November 2, 2022 7:00 p.m.**

4  
5 **This meeting was held at the Tyrone Township Hall**  
6  
7

8 **PRESENT:** Rich Erickson, Kurt Schulze, Kevin Ross, Jon Ward, and Garrett Ladd  
9

10 **ABSENT:** Bill Wood and Steve Krause  
11

12 **OTHERS PRESENT:** Ross Nicholson & Zach Michels (CWA)  
13

14 **CALL TO ORDER:** The meeting was called to order at 7:01 by Chairman Erickson.  
15

16 **PLEDGE OF ALLEGIANCE:**  
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18 **CALL TO THE PUBLIC:**  
19

20 Chairman Erickson opened the floor to receive public comments. No comments were received.  
21

22 **APPROVAL OF THE AGENDA:**

23 Kurt Schulze moved to approve the agenda as presented. Kevin Ross supported the motion. The  
24 motion carried by unanimous voice vote.

25 **APPROVAL OF MINUTES:** None.

26 **OLD BUSINESS:**  
27

28 **1) Master Plan**  
29

30 Chairman Erickson asked Zach Michels to go through the latest draft text he had prepared based  
31 on previous Planning Commission comments and available data. Zach Michels Read through  
32 and discussed draft Master Plan articles including information on economic analysis and  
33 community facilities and public services. The Planning Commission discussed the draft text and  
34 provided feedback to Zach Michels. The Planning Commission briefly discussed the format of  
35 the upcoming Master plan Visioning Sessions and provided feedback to Zach Michels. The  
36 Planning Commission briefly discussed photographs to be used in the draft Master Plan with  
37 Zach Michels.  
38

39 **NEW BUSINESS:**  
40

41 **1) Peabody Ice Climbing:**

Chairman Erickson introduced the topic and asked the applicant if they would like to summarize their request. Garrett Peabody (applicant- in attendance via Zoom Videoconference) introduced himself and provided a summary of his qualifications and the history of the ice climbing facility. He described the sport of ice climbing and explained that it is growing. He stated that the facility is a unique location that caters to all levels of experience. He indicated that the facility is the only one of its kind in North America. He explained that people travel from across the country to visit the facility. He stated that the facility is open to the public, but they do little to no advertising. He described the structures and specific features of the facility as shown on the site plan. He stated that they currently have around sixty members that pay membership dues annually. He stated that the facility operates similarly to the former Kandahar Ski Club (located within Tyrone Township but has ceased operations). He stated that they have intentionally kept the operation small since it opened and have not experienced any issues with on-site parking, traffic, or nuisance factors. He explained that the Township had reached out to and indicated that the facility would require formal review and issuance of a Special Land Use permit in order to continue operations. He stated that they aim to help people learn how to ice climb in a safe, controlled environment and help accommodate more people who are interested in the sport as its popularity grows.

Chairman Erickson asked the applicant if his primary residence was located on the subject property. Garrett Peabody confirmed that his primary residence is located at the site. Chairman Erickson thanked Garrett Peabody for his thorough summary. He indicated that during this first meeting, the Planning Commission will briefly review the application documents, provide feedback to the applicant regarding the application, and schedule a public hearing for a future date. Chairman Erickson asked Ross Nicholson for confirmation on the process. Ross Nicholson confirmed.

Jon Ward asked Ross Nicholson what Special Land Use category the application was being reviewed under. Ross Nicholson indicated that it would fall under the category of public and private recreational facilities.

Chairman Erickson asked Ross Nicholson if the Township has ever received any complaints regarding the facility. Ross Nicholson indicated that the Township has received no complaints on the facility or subject property. He indicated that the Township became aware of the operation when they were doing an inventory of existing land uses and notified the owners that the use would require a special land use permit. He indicated that the Township has allowed them to continue operation for a temporary timeframe with the agreement that the owner/operator would apply for a Special Land Use permit and go through the formal review process. He stated that the Township decided not to immediately require operations to cease because no complaints had ever been received regarding the operation or subject property since operations began.

84 Kurt Schulze asked if the applicant would be able to provide additional information on any on-  
85 site outdoor lighting that is/would be utilized as a part of the operation. Garrett Peabody stated  
86 that the facility is generally open from 10:00 am until approximately 6:00 or 7:00 pm. He stated  
87 that there is lighting on the ice wall facing upward from the ground. He stated that he would like  
88 to possibly install additional lighting to the top of the ice wall, facing downwards, to increase  
89 visibility for climbers near the top of the wall. He stated that very little lighting can be seen by  
90 adjacent properties due to the angle of the lighting and screening from wooded areas.

91  
92 Kurt Schulze asked if any food, drink, or other refreshments are served at the facility. Garrett  
93 Peabody stated that they generally do not serve any food, drink, or refreshments at the facility  
94 except once a year when they may bring a food truck in for an event. Kurt Schulze asked if  
95 people would be allowed to bring and consume alcoholic beverages on-site. Garrett Peabody  
96 indicated that they do not encourage members or guests to bring or consume alcohol on-site, but  
97 they currently do not prohibit it. He stated that ice climbing has the potential to be dangerous  
98 enough without being under the influence of alcohol. He stated that the facility caters to  
99 responsible adults, and they have never experienced any alcohol related issues at the facility.  
100 The Planning Commission briefly discussed the possibility of prohibiting alcohol at the site with  
101 the applicant.

102  
103 Zach Michels summarized the review process for special land uses. He indicated that during the  
104 present meeting, the Planning Commission could provide some initial feedback to the applicant  
105 regarding changes to the application documents before holding a public hearing at a future  
106 meeting. He made comments on the application documents and provided recommendations to  
107 the Planning Commission.

108  
109 Jon Ward asked the applicant if he had a stamped drawing from a structural engineer of the ice  
110 wall structure. Garrett Peabody stated that he has a stamped drawing of a similar tower, but not  
111 the specific tower located at the site. He stated that he may be able to get an engineer out to  
112 inspect the structure to test the load capacities and provide schematics. He Stated that he would  
113 be happy to submit the engineered drawings of a similar structure to the Planning Commission  
114 for review in the meantime. Jon Ward asked Garrett Peabody how he has been ensuring that the  
115 structure is safe for climbers. Garrett Peabody indicated that he is extensively trained in regard  
116 to climbing safety. He stated that the structure is constructed with structurally rated materials  
117 and all connections are structurally rated. He stated that the loads on the structure are minimal  
118 based on what the structural components and connections are rated for. He stated that the  
119 anchors were designed with consultation from a professional lineman. He stated that the  
120 structure has been used for several years and does not show any signs of diminishing structural  
121 integrity. He elaborated further on the structural integrity of the structure and the anchoring  
122 system that is used. Chairman Rich Erickson asked if the four entries/driveways were all cleared  
123 during the winter. Garrett Peabody stated that they were. Jon Ward asked if the gym was  
124 included in the use statement. Garret Peabody stated that it was more of a personal gym, though  
125 he does work with individuals that are training to go climb mountains, etc. He said it's personal

but it's accessible to others if they want to use it. He says he thinks the usage is maybe 15 people a week. Jon Ward said he feels that the gym should be included in the special land use. If they'd like to include it in the membership sometime down the road, they would already be approved for it. Otherwise, they'd have to come back later to amend their special land use. Jon Ward said the gym should be shown on the site plan. He said the primary use would be ice climbing, and the gym could be secondary. He can indicate how many people will use it. Zach Michels stated that the applicant should also check with the building officials to see how they want this documented, where the public is going to be, and where it's not going to be because if it's the entire barn area, then it triggers a lot of things based on the size of the structure for fire code, etc. It's very different from just being a private part in which members of the public are there and if it's over a certain size, you have to put sprinklers in the barn. Garrett Ladd told Garrett Peabody whom to contact at the Livingston County Building Department.

Jon Ward added that the results of the Master Plan survey showed big support for recreation in the township. He suggested that Garrett Peabody reference that in his statement. Ross Nicholson said that regarding the structures on the southern property line: the tiny house, the restrooms, and the bunk house, there should be more details on what the uses of those structures would be. Right now, they are outside of the currently permitted setbacks. Potentially, if they're considered accessory structures that is only a 20-foot setback. Garrett Peabody said he's not using the tiny house; Ross Nicholson said he could reference that it's not being used and relocated, and reference it as something other than "tiny house" because that's not a permitted use. If it's private use it should be specified as such; if for storage as part of the special land use, then it can be labeled a shed/garage.

Garrett Peabody asked if camping would be allowed as a part of this special land use. Ross Nicholson said that it would be a separate special land use for campgrounds. He recommended that if camping was something he was interested in he provides as much detail as possible and referencing Tyrone Township's standards for campgrounds. Jon Ward asked about just having a friend stay over. Ross Nicholson explained we have provisions for private ... someone can stay in a camper for x amount of days one time a year, but if you're charging money it's a separate aspect. They continued to discuss allowing a campground and the process in which to apply for that.

Garrett Peabody stated he felt he could get the requested information to them by the second week in December. They discussed scheduling the public hearing and when the information should be submitted.

## **2) Election of Officers:**

The Planning Commission reappointed the Officers to their existing positions (Rich Erickson, Chairman; Kurt Schulze, Vice-Chairman; Jon Ward, Secretary.

168 **CALL TO THE PUBLIC:** No public comments were received.

169

170 **MISCELLANEOUS BUSINESS:** The upcoming Master Plan visioning sessions were  
171 discussed. The November workshop was canceled due to the visioning session schedule.

172 **ADJOURNMENT:** The meeting was adjourned at 9:09 pm by Chairman Erickson.

1                               **TYRONE TOWNSHIP PLANNING COMMISSION**  
2                               **REGULAR MEETING & PUBLIC HEARING MINUTES**  
3                               **December 13, 2022 7:00 p.m.**

4  
5                               **This meeting was held at the Tyrone Township Hall**  
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7  
8   **PRESENT:** Rich Erickson, Kurt Schulze, Kevin Ross, Jon Ward, Bill Wood, and Steve Krause  
9

10 **ABSENT:** Garrett Ladd  
11

12 **OTHERS PRESENT:** Ross Nicholson & Zach Michels (CWA)  
13

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

16 **PLEDGE OF ALLEGIANCE:**  
17

18 **CALL TO THE PUBLIC:**  
19

20 Chairman Erickson opened the floor to receive public comments. Resident Scott Dietrich of  
21 White Lake Road spoke. He had some comments and complaints about when emails were sent  
22 out regarding the meeting and meeting packet. He also complained about the State-Licensed  
23 Facility across the street from him.  
24

25 Resident Janette Ropeta of Fuller Drive spoke next. She talked about the proposed special land  
26 use on the agenda and felt like it sounded like a great place. She complained that the community  
27 was not given enough notification about the public hearing. She also complained about the new  
28 website. She requested the Board not approve the minutes on the agenda, since she didn't have  
29 the time to go over them. She felt she should be able to go over them all to be sure they were all  
30 accurate. She went on to say that the desks in the board room should be moved so they can be  
31 seen on the YouTube video.  
32

33 **APPROVAL OF THE AGENDA:**

34 Vice-Chairman Kurt Schulze moved to approve the agenda as amended. He motioned to move  
35 Old Business #1 before Old Business #2. Kevin Ross supported the motion. The motion carried  
36 by unanimous voice vote.

37 **APPROVAL OF MINUTES:** Vice-Chairman Kurt Schulze moved to approve the 08/09/2022  
38 regular meeting minutes. Steve Krause supported the motion. The motion carried by unanimous  
39 voice vote.

40 Steve Krause moved to approve the 09/13/2022 regular meeting minutes. Vice-Chairman Kurt  
41 Schulze supported the motion. The motion carried by unanimous voice vote.



Vice-Chairman moved to approve the 10/11/2022 regular meeting minutes. Steve Krause supported the motion. The motion carried by unanimous voice vote.

**OLD BUSINESS:**

**2)Peabody Ice Climbing**

Chairman Erickson said that the applicants provided a video and pictures that say a lot about their Special Land Use. He asked Zach Michels if he wanted to give an overview of where they're at in the process. Zach Michels said this is a Special Land Use combined with a final site plan review. He explained what Special Land Uses were. Tonight's public hearing will provide feedback and the Planning Commission can place conditions on the use to mitigate any potential negative impacts on the surrounding area. He explained that this body recommends approval or denial to the Township Board. The Township Board makes the ultimate decision. The proposed use has been there for a while; they are seeking approval. He continued to give a brief review of the site plan including parking and landscaping.

Vice-Chairman Kurt Schulze motioned to recess the open meeting to begin the public hearing. Kevin Ross supported the motion. The motion carried by unanimous voice vote.

Chairman Erickson read aloud the public notice that was published in the November 27, 2022, edition of the Tri-County Times.

Chairman Erickson presented a video that was provided by the applicant which explained their Ice Climbing business. When the video was done, Chairman Erickson asked Garrett Peabody if he'd like to say anything.

Mr. Peabody approached the podium and introduced himself. He said he, his two brothers, and a sister own the parcel where the Ice Climbing business is. He gave a background on how he came about owning this business. He talked about how people come from all over the country to come to his Ice Climbing business, from age 15-75. People generally spend 3-6 hours there and then make a day in Tyrone Township. He gave descriptions of all the buildings on the property and their uses.

Zach Michels gave an overview of the review he prepared for the Peabody Ice Climbing Special Land Use. Items reviewed included driveways, parking spaces, landscaping, lighting, signage, hours of operation, employees, traffic impacts, and submitting an annual report to the Township with any updates or changes to the Special Land Use. He reiterated to the Planning Commission that they are making a recommendation to the Township Board on both the Special Land Use and the combined preliminary final site plan.

Chairman Erickson opened the public comment part of the public hearing.

Resident Scott Dietrich of White Lake Road spoke about some of his concerns about the Peabody Ice Climbing business. After voicing his concerns, he told the applicant he hoped he would get approved.

Jim Peabody spoke and said there would be no reason to worry about traffic problems or safety. He said he lives just north of the Peabodys and they're doing a great thing. He said they're very safety conscious. He hoped the Planning Commission would vote yes on this.

Resident Janette Ropeta of Fuller Drive spoke in support of the special land use. She reiterated that the Township needs to be more transparent as far as what's being published and sent to the community. She offered to help promote the Peabody Ice Climbing business on her Facebook page.

Another resident (name not provided) spoke about the driveway. She said it should be just a one-way entrance and exit so they wouldn't need to widen it.

Chairman Erickson brought it back to the Planning Commission for their comments. Vice-Chairman Schulze talked about no alcohol being permitted on the premises. Mr. Peabody explained that in the waiver he has customers sign, it says no alcohol or drugs allowed. Vice-Chairman Schulze said that not everyone there has signed a waiver; there could be spectators that sneak in alcohol. Mr. Peabody said he'd be glad to put up a sign indicating alcoholic beverages are prohibited on the premises. Vice-Chairman Schulze then asked who assesses the safety of the ice every day; Mr. Peabody confirmed that he does the assessment. Vice-Chairman Schulze asked how often the safety of the ice was assessed. He asked if it was assessed after a rainy day or when the temperatures were going up. Mr. Peabody explained that he is very conservative when it comes to people being able to get onto the tower when they can. He makes the ice every night and adds it in a way that is not ridiculously big and that it's manageable. It gets climbed, ice falls off and you end up getting down to the more solid part of it. They flood it a bit just like an ice rink but if there are parts that look like they could potentially fall off, he knocks them off. He's been doing this for over 10 years, and they've never had to use emergency services. He said he knows when to close it down if it's unsafe.

Vice-Chairman Schulze asked if they were open now. Mr. Peabody said it requires the temperatures to be below 25 degrees for at least four nights, so they're not open now. They are looking out for customer experience and don't want them climbing on bad ice.

Vice-Chairman asked about the lighting. The applicant stated the lights are out by 10:00 pm on the weekdays. They typically close at 7:00 pm on the weekends because they open up earlier. Vice-Chairman Schulze asked them to review Tyrone Township's lighting ordinance to understand how lighting affects the area of the neighborhood around there.

125  
126 Jon Ward asked about safety as far as the ice breaking and people falling. The ultimate point of  
127 safety is where the rope connects to the tower. The applicant explained that the ropes and  
128 equipment are inspected every day. The anchor systems are all backed up. He reiterated that he  
129 was certified and knows what these loads can hold as far as weight. He explained that the anchor  
130 system is like if you're climbing, you're tied to a rope and there's someone on the ground that's  
131 holding the other rope so if you fall you don't even fall more than a foot. It's all backed up –  
132 they're chaining connections. 6 x 6 poles are rated for thousands and thousands of pounds so it's  
133 10 times of what our weight is – he said it's industry standard.

134  
135 Jon Ward asked about what would happen if they approved the Special Land Use with the use  
136 statement as is and they do differently than the use statement. For example, the use statement  
137 says they close at 10:00 pm. What if they remain open later and someone complains? Would  
138 they have to revoke the permit? Also, the number of visitors could change. Vice-Chairman  
139 Schulze asked what the maximum number of climbers would be if they were to hold a  
140 competition. The maximum number of climbers for a day may be different than when  
141 competitions are being held. The applicant said he'd still stick with the number of climbers he  
142 has in his use statement. He said 100 climbers a day is the most they've ever seen. The Planning  
143 Commission said he should have a maximum number of climbers per day as well as the number  
144 of climbers for competitions. They'd want to know the number of spectators as well as climbers.

145  
146 The applicant explained that there are 16 ropes, so 16 people can climb at one time. There are 8  
147 ropes on each of the two towers. The total number of 100 would include spectators and climbers.  
148 He said they wouldn't be staying open past 10:00 pm because most people drive an hour to get  
149 home.

150  
151 Kevin Ross asked how long each climb session lasted. The applicant stated they last between 2  
152 and 4 hours.

153  
154 There was more discussion about traffic and safety, and a member of the public said he sees no  
155 issues with the traffic. He's been on the road at the school bus stops and he sees no safety issues  
156 at all. He hopes the Planning Commission grants the permit.

157  
158 There was more discussion among the Planning Commissioners regarding the lighting and  
159 traffic. Jon Ward commented that during the past 6 months or so while working on the Master  
160 Plan, they've received a lot of public comments about the lack of recreational opportunities in  
161 Tyrone Township and we are the only township in the county without a park. He said recreation  
162 is needed in the township and he thinks it should be done in a safe way and controlled manner.  
163 Vice-Chairman Schulze motioned to close the public hearing and go back to the regular meeting.  
164 Jon Ward supported the motion. The motion carried by unanimous voice vote.

The Planning Commission returned to Old Business #2, Peabody Ice Climbing. Vice-Chairman Erickson said they have covered some items that need to be addressed on the site plan and the goal of tonight's meeting is to provide direction to the applicant. He said they could potentially make a recommendation tonight. He said that Jon Ward was correct and that it should be clear what the use is as far as the maximum amount of people on site, etc. Chairman Erickson asked about the sign and asked that it be labeled on the site plan. The applicant said it is 18" x 18" and it's nailed to a tree at the driveway. It is reflective so it can be seen at night.

Vice-Chairman Schulze told the applicant they should check with the Livingston County Road Commission (LCRC) regarding their driveways since they're using the site for commercial use. They need to ensure they don't have any issues with the amount of traffic flow that comes out of their facility and that there are no blind spots so people can see cars entering and exiting. He said if they're going to use one driveway for the entrance and one for the exit, they need to be clearly marked so people aren't driving into the exit. Jon Ward said checking with the LCRC could be a condition of a potential approval. Jon Ward said it should be a requirement that a certified person be always on-site. The applicant stated that it was an insurance requirement and there will always be a certified person on-site.

Chairman Erickson said there was a note on the site plan that said the distance between the buildings on the property and the property lines should be noted. The applicant said he'd update the site plan to show those measurements.

Getting approval from the Livingston County Health Department was discussed and would be a condition of the approval. The township would require the applicant to have insurance and should keep the township informed of their general insurance for liability and property damage, etc. The applicant said he sent a copy of the insurance policy to the township; Vice-Chairman Schulze said he recalled seeing it, but it wasn't in the package for tonight's meeting.

Jon Ward asked about bathrooms on the site. Vice-Chairman Schulze said they'd need to know the locations of bathrooms or porta potties. The applicant would need to have the septic system cleared by the County Health Department. The applicant said that if they needed to add a bathroom in the future, they'd come back to the Planning Commission. The applicant stated that all the septic fields are noted on the site plan, and he will indicate where the bathroom(s) are.

Vice-Chairman Schulze asked about correspondence from the fire chief. The applicant said he would follow up with him and ask for a review letter. Also discussed was parking and ensuring there was plenty of parking for up to 100 people. It was brought up that the driveway has been there for 70 years and there has never been a problem. It was determined that parking was appropriate. Jon Ward said he didn't think a traffic impact study was necessary unless the LCRC requested it. The LCRC needs to review the exits and entrances on Foley Road. Chairman Erickson asked if the insurance covered the towers *and* the gym. The applicant stated that it did. Vice-Chairman Schulze asked about summer operations. The applicant stated they do the altitude

testing in the gym, and they have about 13 people a week. Rather than shutting down the operation, it would be a limited operation during the months between April and November. This should be clarified in the use statement.

Steve Krause stated he was going to abstain from voting because he is within 300' of the property and received the mailing on the special land use. He said he is in favor of it but will abstain from voting. He commented that they've never received a complaint in the entire time they've been operating.

Chairman Erickson told the applicant that they've provided him with lots of directions and if there is anything he's not clear on he can follow up with Ross Nicholson. Jon Ward said he didn't see the need for additional trees to be planted. They discussed the conditions for approval, including after-hours maintenance, landscaping, the Health Department analysis, and the Road Commission analysis. They'd also like to see something from the fire department.

The Planning Commission asked Zach Michels to explain the Tyrone Township Lighting Ordinance. Mr. Michels explained how the light can be measured to ensure compliance with the ordinance. Vice-Chairman Schulze said that commercial lighting falls under a different situation than residential lighting.

Someone in the public asked about how the ice was made. Mr. Peabody explained that it was like a shower head that sprays for about an hour and trickles down.

Zach Michels summarized what the Planning Commission has determined. He said the Planning Commission has determined that appropriate parking is provided, and the turf parking area is appropriate, the existing site conditions are consistent with the intent of the landscaping article, a traffic impact is not necessary, and they're not concerned about additional safety barriers or measures around the climbing facility. He continued by listing the potential conditions he heard from the Planning Commissioners: setbacks for existing building structures & building coverage added to the site plan, access and circulation approval by the Livingston County Road Commission and fire chief are needed, approval from the Livingston County Health Department of well and sanitary septic systems for public use is needed. The lighting information that was provided is sufficient. A permit can be pulled for the sign, so the sign doesn't necessarily have to be on the site plan. The owner-operator must provide an annual report and the use statement should be updated regarding maintenance, clearly delineating the 100-maximum capacity, and better details for the hours and months of operation for the gym. Some sort of notice or sign indicating no alcohol is allowed on the premises is also required. The no alcohol rule should be added to the use statement.

Mr. Michels said a Planning Commission member could make a favorable recommendation with those conditions.

Jon Ward motioned to approve the special land use combined preliminary and final site plan review as described by Zach and further conversation with all the conditions as discussed and recommend favorable approval from the Township Board. Vice-Chairman Schulze supported the motion.

Zach Michels quickly reviewed all the conditions:

- Coverage and height for the climbing tower added to the site plan with measurements made as described in the zoning ordinance.
- Access and circulation approval by the Livingston County Road Commission and Fire Department.
- Approval of well and sanitary septic systems for public use by the Livingston County Health Department.
- Lighting information provided sufficient to determine compliance with zoning ordinance standards.
- A permit shall be secured for the sign.
- The owner-operator shall prepare and submit an annual report as outlined in section 22.05.F.10.
- The use statement shall be updated to show hours and months of operation for the gym.
- Maintenance hours should be clarified in the use statement.
- Maximum capacity of 100 should be clarified.
- Use statement should indicate that there is a certified climber on the premises when in operation.

The motion carried by unanimous voice vote, with Steve Krause abstaining from voting.

## **NEW BUSINESS:**

### **1)Master Plan:**

Zach Michels read through the draft Master Plan text. He explained that they started with the input they got and threw in the background information they'd gathered, and these were things that were tested at the second group of the community visioning sessions. They're slightly different than the current one. He explained how they broke things down by goals, objectives, and action-oriented things. There was a lengthy conversation between Mr. Michels and the Planning Commission about the draft Master Plan.

Mr. Michels and the Planning Commission discussed the Future Land Use Map aspect of the Master Plan. The current Future Land Use map has 13 different categories on it, which Mr. Michels said seems like a lot for Tyrone Township. Currently, there are a lot of non-residential categories such as Pyro, Planned Office, Planned Commercial Services, Planned Industrial

291 Research, etc. He asked the Planning Commission if they were ok with that collapsing a little bit.  
292 They agreed that that's the direction they're looking at simply because they don't need all that.

293  
294 After a long conversation between the Planning Commission and Mr. Michels, Mr. Michels  
295 asked a couple of questions: *one*: are you interested in better matching the intent with what's  
296 there and *two*: do you want agriculture...do you really want agriculture? And are you going to do  
297 the tough things to ensure that it's there or are you okay with part of the rural characters just  
298 having really big lots with an occasional 40 of hayfield? Vice-Chairman Schulze said part of it  
299 is understanding what agriculture means and what that's going to be 10 or 20 years from now.  
300 We can't know for sure what agriculture is going to look like. There was more discussion  
301 regarding agriculture and what they'd like it to look like.

302  
303 They continued their discussion on the Master Plan draft. Mr. Michels said all the background  
304 articles are near the final draft quality and they only need to add hyperlinks and pictures if  
305 desired and update page references. The last big thing is going to be the Future Land Use Map.  
306 He said they're doing well as far as the timeline goes.

307  
308 **MISCELLANEOUS BUSINESS:** None

309 **ADJOURNMENT:** The meeting was adjourned at 9:56 pm by Chairman Erickson.

## **OLD BUSINESS**

Master Plan



# EXISTING LAND USE ANALYSIS

## 9.1 Overview

Several important land use conditions in the Township are:

- MOST COMMON;
- LARGEST INCREASE;
- LARGEST DECREASE;
- DETAILS BY REGION;
- Land uses in surrounding communities along the shared boundaries are generally consistent and compatible.

## 9.2 Land Use Categories

Existing land use categories described below are generally recognized and used by SEMCOG.

**Agricultural/Rural Residential.** These lands include cultivated, crop-producing fields, animal husbandry, dairying, farmer's market, and horse stables. It may include large properties used for the above agricultural uses that also include a single-family house. It does not include uncultivated, open space or woodlands.

**Single-family Residential.** These lands have a single-family dwelling. Lot sizes and dwelling sizes vary.

**Multiple-family Residential.** These lands have attached dwellings, such as duplexes, apartment complexes, and manufactured home communities.

**Commercial.** These lands are used for sale of convenience and consumer goods, provision of services, or offices.

**Industrial.** These lands are used for the intensive production or assembly of goods used for export and lighter uses such as warehousing or distribution centers. Extractive operations that produce raw materials, such as mines, quarries, and oil and gas wells are also considered industrial uses.

**Institutional.** These lands are associated with a public body, such as the Township, County, or State, and public institutions, such as schools or libraries. Quasi-public institutions, such as private schools and places of worship, are also considered institutional uses.

**Recreation/Open Space.** These are publicly or privately-owned lands used for personal enjoyment and recreational purpose, such as parks, preserved woodlands, and golf courses.

**Transportation, Communications, and Utilities.** These lands are used for roads, public infrastructure, communication facilities, and other transportation routes, such as a rail line.

**Vacant.** These lands are open, uncultivated, undeveloped, uninhabited, and unused areas, such as wetlands, woodlands, scrublands, and open meadows.

**Mixed Use.** These lands have multiple land uses on a single property.

**Water.** These areas are surface waters, such as lakes or rivers.

### 9.3 Land Use Survey

Land use in Tyrone Township has been documented by various entities for several decades.

Previous master plans have included information based on a land use survey from the Township's planning consultant and the Southeastern Michigan Council of Governments (SEMCOG).

Land use information from SEMCOG is used for the current land uses. In some cases, corrections have been made based on local information or recent changes.

Although it can be difficult to compare information generated by different entities at different times, looking at general changes over time helps provide a picture of land use trends in the Township.

**Table 9.3: Land Use in Tyrone Township 2001-2020**

	2001		2008		2020
	McKenna		SEMCOG		SEMCOG
Agricultural/Rural Residential	4,854 acres	20.7%	5,588	15.2%	13,581 acres
Single-family Residential	9,768 acres	41.5%	16,983 acres	72.1%	2,961 acres
Multiple-family Residential	0 acres	0.0%	0 acres	0.0%	262 acres
Commercial	45 acres	0.6%	137 acres	0.6%	71 acres
Industrial	81 acres	0.4%	113 acres	0.5%	204 acres
Institutional	533 acres	2.3%	187 acres	0.8%	81 acres
Recreational/Open Space	191 acres	0.8%	643 acres	2.7%	740 acres
Transportation, Communication, and Utilities	318 acres	1.4%	1,024 acres	4.3%	949 acres

## Existing Land Use Analysis Article

Draft 02.08.2023

Vacant	X	X	X	X	3,621 acres
Mixed-use	0 acres	0%	0 acres	0%	108 acres
Water	653 acres	2.8%	880 acres	3.7%	870 acres

(Source: SEMCOG and Tyrone Township)

[NEED TO VERIFY TOTALS AND ACCOUNT FOR DIFFERENCES IN AGRICULTURAL/RURAL RESIDENTIAL, SINGLE-FAMILY RESIDENTIAL, TRANSPORTATION, AND VACANT]

### Graph 9.3: Land Use in Tyrone Township 2001-2020

GRAPH HERE

### SUMMARY OF LAND USE AND CHANGES

## 9.4 Land Use Analysis

### INTRODUCTION TEXT

[IS THERE A DESIRE TO ANALYZE LAND USES FOR DIFFERENT TOWNSHIP AREAS??]

Table and Graph 9.4 below show the land use in Tyrone Township for each area.

**Table 9.4: Land Use by Subarea 2020**

	NW	NE	SE	SW	US-23
USE TYPE					

(Source: SEMCOG)

**Table 9.4.: Land Use by Subarea 2020**

GRAPH HERE

#### Northwest Subarea

Text

#### Runyan Subarea (Northeast)

Text

#### Lake Shannon Subarea (Southwest)

Text

#### Mabley Hill Subarea (Southeast)

Text

## **US-23 Subarea**

Text

SUMMARY HERE

## **9.5 Adjacent Communities Land Use Analysis**

Land uses can create benefits and impacts that extend beyond a community's boundaries. It is important to consider and examine land uses in adjacent communities in order to plan appropriately.

Land uses in the communities that share a border with Tyrone Township, including Fenton Township, City of Fenton, Rose Township, Hartland Township, and Deerfield Township are examined. The communities that the Township shares a limited boundary (corner) with are not included in this examination because of the limited impacts those land uses are likely to create (*Argentine Township, Holly Township, Highland Township, and Oceola Township*).

### **Fenton Township**

Fenton Township shares a boundary with the western portion of Tyrone Township's northern border. Bennet Lake Road forms a portion of this boundary.

Land uses in Fenton Township along and near this border are primarily single-family dwellings, as individual lots or in subdivisions, small agricultural fields, and undeveloped woodlands.

### **PUBLIC WATER AND SANITARY SEWER??**

Marl Lake extends into both Townships.

Land uses on both sides of this border appear to be generally compatible.

### **City of Fenton**

The City of Fenton shares a boundary with the eastern portion of Tyrone Township's northern border. Shiawassee Avenue and Jayne Road form a portion of this boundary.

Land uses in the City of Fenton along and near this border are primarily single-family dwellings. There are several institutional uses, including schools. There are also several undeveloped woodlands and agricultural fields. There are significant commercial and industrial areas roughly a mile north of this border, along Owen Road.

Public water and sanitary sewer are available in the City of Fenton, which allows for noticeable smaller lot sizes for residential uses.

Land uses on both sides of this border appear to be generally compatible. There are some locations where there is a significant difference in the size of lots for single-family residential lots.

### **Rose Township**

Rose Township shares a boundary with the eastern side of Tyrone Township. Tipsico Lake Road forms most of this boundary, but the road alignment wanders in several locations because of natural features.

Land uses in Rose Township along and near this border are primarily single-family dwellings, on larger lots and smaller lake lots, agricultural fields, and undeveloped woodlands.

Tipsico Lake, with a DNR access site, is just east of the border.

Land uses on both sides of this border appear to be generally compatible. The lake residential area and DNR access site in Rose Township are small in area but are more intensive than the uses immediately to the west in Tyrone Township.

### **Hartland Township**

Hartland Township shares a boundary with the southern side of Tyrone Township. This border is defined by Allen Road, Parshallville Road, Parshall Road, and Holtforth Road.

Land uses in Hartland Township along and near this border are primarily single-family dwellings, on larger lots and smaller lake lots, agricultural fields, and undeveloped woodlands. There are some limited commercial uses and a fire station/emergency medical services base along this border. The hamlet of Parshallville is along this border.

Tyrone Lake extends into both Townships.

Land uses on both sides of this border appear to be generally compatible. The Cider Mill Mobile Home Park, at the northwest corner of Old US-23 and Parshallville Road, is a significantly more intense use than the adjacent residential uses immediately to the south in Hartland Township.

### **Deerfield Township**

Deerfield Township shares a boundary with the western side of Tyrone. This border is defined by McGuire Road and O'Connell Road.

Land uses in Deerfield Township along and near this border are primarily single-family dwellings, on larger lots and smaller lake lots, undeveloped woodlands, and agricultural fields. There is an extraction operation just west of this border on the north side of Hogan Road.

Lake Shannon and Hosington Lake extend into both Townships.

## **Existing Land Use Analysis Article**

Draft 02.08.2023

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Land uses on both sides of this border appear to be generally compatible. The extraction operation generates truck traffic that travels through Tyrone Township to access US-23.

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## **Existing Land Use Map**

EXISTING LAND USE MAP GOES HERE

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## Existing Land Use Analysis Article

Draft 02.08.2023

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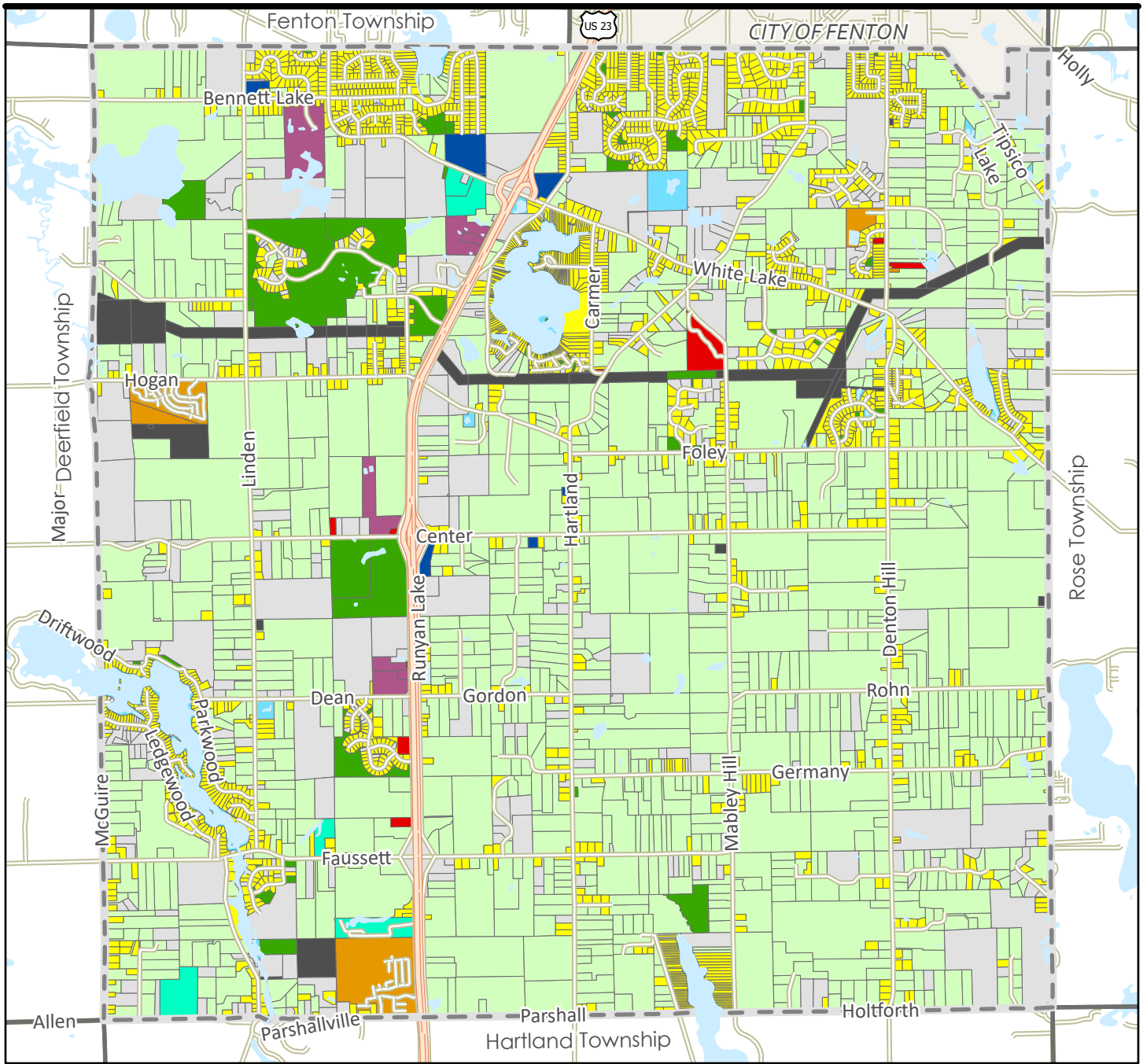
*[End of Existing Land Use Analysis Article.]*

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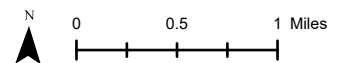
### Existing Land Use Categories

- Agricultural/Rural Residential
- Recreation/Open Space
- Commercial
- Industrial
- Institutional
- Mixed Use
- Multi-Family Housing
- Single-Family Housing
- Transportation/Communication/Utilities
- Vacant

### Other Features

- Tyrone Township
- Highways
- Roads
- Waterways

## Existing Land Use Tyrone Township



# FUTURE LAND USE

## **11.1 Overview**

The Future Land Use plan for Tyrone Township outlines desired future development patterns over the next 10 to 20 years. Specific land use categories are described in this section and incorporated into the Future Land Use Map.

The Future Land Use plan is based on consideration of a number of factors that have been documented and examined through the master planning process and in this Master Plan. Those factors include:

- Population, including characteristics and trends
- Infrastructure and utilities
- Natural features and land capacity
- Existing land uses, including within the Township and in surrounding communities
- Existing zoning, including within the Township and in surrounding communities
- Compatibility of uses
- Community goals, objectives, and policies
- Citizen opinions

The Future Land Use plan identifies 12 different land use categories. The descriptions of these land use categories include general site conditions, design characteristics, and site amenities that are anticipated or are desirable. These descriptions are intended to provide guidance for future decisions and to guide adoption of Zoning Ordinance standards to support this Master Plan.

## **11.2 Agricultural**

Agricultural areas are intended for commercial agricultural uses and extremely-low density rural residential uses.

These areas are proposed for areas with prime farmland soils and where the infrastructure is not able to support more-intensive uses.

It is anticipated that these areas will remain dependent on individual on-site well and sanitary septic systems.

Lots in Agricultural areas should be at least 5 acres in size. Ideally, lots will be larger in order to support continued agricultural uses.

### **11.3 Natural Preservation**

Natural Preservation areas are intended for preservation of important natural features, limited agricultural uses, and extremely-low density rural residential uses.

These areas are proposed for areas with significant natural features, such as woodlands, wetlands, waterbodies, steep slopes, and scenic vistas; areas with less than prime farmland soils; and areas where the infrastructure is not able to support more-intensive uses.

It is anticipated that these areas will remain dependent on individual on-site well and sanitary septic systems.

Lots in Natural Preservation Areas should be at least 3 acres in size. Ideally, lots will be larger to reduce habitat fragmentation and reduce impacts on natural features.

### **11.4 Lower-Density Residential**

Lower-Density Residential areas are intended for lower-density residential uses, such as large-lot single-family dwellings, and limited agricultural uses.

They are proposed for areas with lower development pressures due to their location and lack of infrastructure, such as roads, water, and sanitary sewer.

It is anticipated that these areas will remain dependent on individual on-site well and sanitary septic systems.

Lots in Lower-Density Residential areas should be between 1.5 acres to 3 acres in size.

### **11.5 Medium-Density Residential**

Medium-Density Residential areas are intended to provide for more-intense residential uses, such as single-family dwellings on moderate-sized lots and two-family dwellings.

They are proposed for areas with greater development pressures; areas with better access to infrastructure, such as roads, water, and sanitary sewer; and areas where it would be beneficial to provide a transition between higher-intensity uses and lower-intensity residential uses.

It is anticipated that most of these areas will remain dependent on individual on-site wells and sanitary septic systems, but some areas may connect with public sanitary sewer systems.

Lots in Medium-Density Residential areas should be between 0.5 acres to 1.5 acres in size. Lots with on-site sanitary septic systems should be at least 1 acre in size.

## **11.6 Higher-Density Residential**

Higher-Density Residential areas are intended for more-intense residential uses, such as single-family dwellings on smaller lots, two-family dwellings, apartments, and building condominiums.

They are proposed for areas with the greatest development pressures; areas with appropriate access to infrastructure, such as roads, water, and sanitary sewer; and areas with appropriate transitions to less-intense uses.

It is anticipated that these areas are or will be connected to public sanitary sewer systems. These areas may be dependent on individual on-site wells or may be connected to public water systems.

Higher-Density Residential areas should have between 4 dwelling units per acre to 8 dwelling units per acre.

## **11.7 Lake Residential**

Lake Residential areas are intended for medium to higher-density residential uses, with the goal of recognizing and supporting the unique character of these residential areas.

They are proposed for established residential areas surrounding lakes and other waterbodies.

Most of these areas are connected to public sanitary sewer systems. Because of the environmentally-sensitive nature of these areas, it is preferred that public sanitary sewer would be extended throughout these areas. It is anticipated that these areas will remain dependent on individual on-site wells.

Newly-created lot areas in Lake Residential areas should be at least 0.5 acres in size where public sanitary sewer systems are available and at least 1 acre in size where public sanitary sewer systems are not available. Many existing lots in Lake Residential areas are smaller than these desired sizes.

## **11.8 Mobile Home Residential**

Mobile Home Residential areas are intended for mobile home park communities, with relatively high densities of residential units.

They are proposed for the area of the 2 existing mobile home communities on Hogan Road and Old US-23.

Additional Mobile Home Residential areas are not proposed at this time, as concerns exist about road capacity, public sanitary sewer capacity, and school financing.

The Township believes it provides its fair share of mobile home residential opportunities and does not anticipate planning for additional areas in the near future without a demonstrated need, proof that suitable sites are not available in adjacent communities, and confirmation that adequate infrastructure exists.

These areas are connected to public sanitary sewer systems.

Any new Mobile Home Residential in the future should be limited to areas with appropriate access to infrastructure, such as roads, water, and sanitary sewer; and areas with appropriate transitions to less-intense uses.

Mobile Home Residential areas should have between 4 dwelling units and 10 dwelling units per acre.

## **11.9 Local Commercial**

Local Commercial areas are intended for smaller commercial uses that primarily serve the day-to-day needs of the Township's residents, such as convenience stores, small medical offices, and small professional offices. Large commercial uses and drive-through uses are not compatible with these areas. These areas should be integrated with the surrounding neighborhoods and enhance the appearance and enjoyment of the area.

They are proposed for areas with existing small commercial uses that are served by adequate road infrastructure. It is anticipated that many of these areas will remain dependent on individual on-site wells and septic systems, but some may be served by public systems.

Lots in Local Commercial areas should be at least 1.5 acres in size. Specific uses may require larger lot sizes. Improvements necessary for commercial uses, such as parking, landscaping, and stormwater management are also likely to require larger lot sizes for these uses. Existing lots in these areas may be smaller than these desired sizes.

## **11.10 General Commercial**

General Commercial areas are intended for larger commercial uses that serve the day-to-day need of the Township's residents but may also serve the larger region, visitors to the community, or may draw customers from outside of the Township.

They are proposed for areas with larger lots; areas with access from County primary roads; and areas with access to public sanitary sewer service.

Lots in General Commercial areas should be at least 2 acres in size. Specific uses may require larger sizes. Improvements necessary for commercial uses, such as parking, landscaping, and stormwater management, are also likely to require larger lot sizes for these uses.

## **11.11 Research, Office, and Industrial**

Research, Office, and Industrial areas are intended to allow for a mix of commercial uses, such as research laboratories, design studios, high-tech manufacturing, larger office buildings or parks, regional medical facilities, and light industrial. Some other uses, such as packaging, limited warehousing, and assembly may be appropriate in

certain locations. Outdoor uses, such as outdoor storage, sales, or contractors yards, may be appropriate where adequate transitions are provided to less-intense uses.

They are proposed for areas with larger lots, primarily along Old US-23, with access to appropriate infrastructure, including public sanitary sewer.

These uses should have adequate buffering and landscaping to mitigate any impacts on surrounding uses and to support the Township's desired character along US-23.

### **11.12 Public/Quasi-Public**

Public/Quasi-public areas are intended for public, quasi-public, and institutional uses, such as public facilities, public parks, schools, utilities, and places of worship, that primarily serve the Township's residents but may draw users from outside of the Township.

They are proposed for areas with existing or anticipated public, quasi-public, and institutional uses.

There are no minimum lot dimensions, as needs may vary greatly depending on the type of public, quasi-public, and institutional use. Specific uses may have minimum lot sizes.

### **11.13 Recreational**

Recreational areas are intended for public and private recreational uses, such as golf courses, preserved open space, conservation easements, and parks. These uses may be limited to residents of a single development, such as a neighborhood park, or may be open to the general public, such as a golf course or public park.

They are proposed for areas with existing private recreational uses and existing or potential public recreational uses.

There are no minimum lot dimensions, as needs may vary greatly depending on the type of recreational use. Specific uses may have minimum lot dimensions. Commercial indoor recreational uses should be at least 1 acre in size. Outdoor recreational uses should have larger lots to accommodate and manager any impacts of outdoor uses.

This Master Plan recognizes that private recreation uses may be sold or closed due to economic conditions and may not be maintained or used as private recreational land in perpetuity. Therefore, alternate Future Land Uses are also provided for these areas, based on the surrounding area and compatibility of uses, in the event that land is sold or the use is ended.

**11.14 Zoning Plan**

Table 11.14 below describes the future land use areas and the corresponding current zoning districts and anticipated future zoning districts. It also shows the future land use designation from the Township's previous master plan.

**Table 11.14: Zoning Plan**

<b>Master Plan Future Land Use Designation</b>	<b>Previous Master Plan Future Land Use Designation</b>	<b>Current Zoning District</b>	<b>Anticipated Zoning District</b>
<b>Agricultural</b>	Agricultural/ Residential	FR Farming Residential	<b>AG Agricultural</b>
<b>Natural Preservation</b>	Residential/ Natural Resource Preservation	RE Rural Estate Residential	<b>NP Natural Preservation</b>
Lower-density Residential	Low Density Single Family Detached Residential	R-1 Single-family Residential	R-1 Residential
Medium-density Residential	Medium Density Single Family Detached Residential	R-2 Single-family Residential	R-2 Residential
Higher-density Residential	High Density Single Family Attached Residential	RM-1 Multiple- family Residential	R-3 Residential
Lake Residential	Medium Density Single Family Detached Residential- Lakeside	LK-1 Lake Front Residential	LR Residential
Mobile Home Residential	Manufactured Single Family Detached Residential	MHP Mobile Home Park	MHP Mobile Home Park
Local Commercial	Planned Commercial Services	PCS Planned Commercial Services	LC Local Commercial
General Commercial	Planned Commercial Services	PCS Planned Commercial Services	GC General Commercial

## Future Land Use Article

Draft 02.08.2023

Research, Office, and Industrial	Planned Office Planned Industrial Research Office Planned Commercial Industrial	OS Office Service?? PIRO Planned Industrial Research Office	ROI Research, Office, and Industrial
Public/Quasi-public	Public/ Quasi Public	All, except EI Extractive Industrial	P Public
Recreational	Commercial Recreation	-	R Recreation P Public

### 11.15 Special Planning Areas

GOLF COURSE

FORMER PIRO SECTION

TRIANGLE BETWEEN OLD US-23 AND FENTON

### 11.16 Area of Future Land Use Assignments

Table and Graph 11.16 below describes the total acreage and percent of the Township designated for each of the future land use areas. Area within rights-of-way and water is also included.

[TABLE AND CHART POPULATED FOLLOWING ADOPTION OF FUTURE LAND USE  
MAP]

**Table 11.16: Area of Future Land Use Assignments**

Master Plan Future Land Use Designation	Acreage	Percent
Agricultural		
Natural Preservation		
Lower-density Residential		
Medium-density Residential		
Higher-density Residential		
Lake Residential		
Mobile Home Residential		
Local Commercial		



## Future Land Use Article

Draft 02.08.2023

General Commercial
Research, Office, and Industrial
Public/Quasi-public
Recreational
Rights-of-way
Water

### Graph 11.16: Area of Future Land Use Assignments

TABLE GOES HERE

TABLES FOR DIFFERENT AREAS???

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## **Future Land Use Map**

FUTURE LAND USE MAP GOES HERE

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## **Future Land Use Article**

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*[End of Future Land Use Article.]*

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