

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

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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:**  
17

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:**

42  
43 Chairman Erickson introduced the topic and asked the applicant if they would like to summarize  
44 their request. Garrett Peabody (applicant- in attendance via Zoom Videoconference) introduced  
45 himself and provided a summary of his qualifications and the history of the ice climbing facility.  
46 He described the sport of ice climbing and explained that it is growing. He stated that the facility  
47 is a unique location that caters to all levels of experience. He indicated that the facility is the  
48 only one of its kind in North America. He explained that people travel from across the country  
49 to visit the facility. He stated that the facility is open to the public, but they do little to no  
50 advertising. He described the structures and specific features of the facility as shown on the site  
51 plan. He stated that they currently have around sixty members that pay membership dues  
52 annually. He stated that the facility operates similarly to the former Kandahar Ski Club (located  
53 within Tyrone Township but has ceased operations). He stated that they have intentionally kept  
54 the operation small since it opened and have not experienced any issues with on-site parking,  
55 traffic, or nuisance factors. He explained that the Township had reached out to and indicated that  
56 the facility would require formal review and issuance of a Special Land Use permit in order to  
57 continue operations. He stated that they aim to help people learn how to ice climb in a safe,  
58 controlled environment and help accommodate more people who are interested in the sport as its  
59 popularity grows.

60  
61 Chairman Erickson asked the applicant if his primary residence was located on the subject  
62 property. Garrett Peabody confirmed that his primary residence is located at the site. Chairman  
63 Erickson thanked Garrett Peabody for his thorough summary. He indicated that during this first  
64 meeting, the Planning Commission will briefly review the application documents, provide  
65 feedback to the applicant regarding the application, and schedule a public hearing for a future  
66 date. Chairman Erickson asked Ross Nicholson for confirmation on the process. Ross  
67 Nicholson confirmed.

68  
69 Jon Ward asked Ross Nicholson what Special Land Use category the application was being  
70 reviewed under. Ross Nicholson indicated that it would fall under the category of public and  
71 private recreational facilities.

72  
73 Chairman Erickson asked Ross Nicholson if the Township has ever received any complaints  
74 regarding the facility. Ross Nicholson indicated that the Township has received no complaints  
75 on the facility or subject property. He indicated that the Township became aware of the  
76 operation when they were doing an inventory of existing land uses and notified the owners that  
77 the use would require a special land use permit. He indicated that the Township has allowed  
78 them to continue operation for a temporary timeframe with the agreement that the  
79 owner/operator would apply for a Special Land Use permit and go through the formal review  
80 process. He stated that the Township decided not to immediately require operations to cease  
81 because no complaints had ever been received regarding the operation or subject property since  
82 operations began.

83

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

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

138  
139 Jon Ward added that the results of the Master Plan survey showed big support for recreation in  
140 the township. He suggested that Garrett Peabody reference that in his statement. Ross Nicholson  
141 said that regarding the structures on the southern property line: the tiny house, the restrooms, and  
142 the bunk house, there should be more details on what the uses of those structures would be. Right  
143 now, they are outside of the currently permitted setbacks. Potentially, if they're considered  
144 accessory structures that is only a 20-foot setback. Garrett Peabody said he's not using the tiny  
145 house; Ross Nicholson said he could reference that it's not being used and relocated, and  
146 reference it as something other than "tiny house" because that's not a permitted use. If it's  
147 private use it should be specified as such; if for storage as part of the special land use, then it can  
148 be labeled a shed/garage.

149  
150 Garrett Peabody asked if camping would be allowed as a part of this special land use. Ross  
151 Nicholson said that it would be a separate special land use for campgrounds. He recommended  
152 that if camping was something he was interested in he provides as much detail as possible and  
153 referencing Tyrone Township's standards for campgrounds. Jon Ward asked about just having a  
154 friend stay over. Ross Nicholson explained we have provisions for private ... someone can stay  
155 in a camper for x amount of days one time a year, but if you're charging money it's a separate  
156 aspect. They continued to discuss allowing a campground and the process in which to apply for  
157 that.

158  
159 Garrett Peabody stated he felt he could get the requested information to them by the second week  
160 in December. They discussed scheduling the public hearing and when the information should be  
161 submitted.

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

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

167

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

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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.