

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
March 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:

- 1) Milarch Agribusiness Special Land Use

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

- 1) Utility Scale Solar Facility Discussion

ADJOURNMENT:

APPROVAL OF 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:**
17

18 **CALL TO THE PUBLIC:**
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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**
6
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

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

211
212 Steve Krause stated he was going to abstain from voting because he is within 300' of the
213 property and received the mailing on the special land use. He said he is in favor of it but will
214 abstain from voting. He commented that they've never received a complaint in the entire time
215 they've been operating.

216
217 Chairman Erickson told the applicant that they've provided him with lots of directions and if
218 there is anything he's not clear on he can follow up with Ross Nicholson. Jon Ward said he
219 didn't see the need for additional trees to be planted. They discussed the conditions for approval,
220 including after-hours maintenance, landscaping, the Health Department analysis, and the Road
221 Commission analysis. They'd also like to see something from the fire department.

222
223 The Planning Commission asked Zach Michels to explain the Tyrone Township Lighting
224 Ordinance. Mr. Michels explained how the light can be measured to ensure compliance with the
225 ordinance. Vice-Chairman Schulze said that commercial lighting falls under a different situation
226 than residential lighting.

227
228 Someone in the public asked about how the ice was made. Mr. Peabody explained that it was like
229 a shower head that sprays for about an hour and trickles down.

230
231 Zach Michels summarized what the Planning Commission has determined. He said the Planning
232 Commission has determined that appropriate parking is provided, and the turf parking area is
233 appropriate, the existing site conditions are consistent with the intent of the landscaping article, a
234 traffic impact is not necessary, and they're not concerned about additional safety barriers or
235 measures around the climbing facility. He continued by listing the potential conditions he heard
236 from the Planning Commissioners: setbacks for existing building structures & building coverage
237 added to the site plan, access and circulation approval by the Livingston County Road
238 Commission and fire chief are needed, approval from the Livingston County Health Department
239 of well and sanitary septic systems for public use is needed. The lighting information that was
240 provided is sufficient. A permit can be pulled for the sign, so the sign doesn't necessarily have to
241 be on the site plan. The owner-operator must provide an annual report and the use statement
242 should be updated regarding maintenance, clearly delineating the 100-maximum capacity, and
243 better details for the hours and months of operation for the gym. Some sort of notice or sign
244 indicating no alcohol is allowed on the premises is also required. The no alcohol rule should be
245 added to the use statement.

246
247 Mr. Michels said a Planning Commission member could make a favorable recommendation with
248 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 #1

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

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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

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

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[End of Existing Land Use Analysis Article.]

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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

Master Plan Future Land Use Designation	Previous Master Plan Future Land Use Designation	Current Zoning District	Anticipated Zoning District
Agricultural	Agricultural/ Residential	FR Farming Residential	AG Agricultural
Natural Preservation	Residential/ Natural Resource Preservation	RE Rural Estate Residential	NP Natural Preservation
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

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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		

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

Graph 11.16: Area of Future Land Use Assignments

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TABLES FOR DIFFERENT AREAS???

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Future Land Use Map

FUTURE LAND USE MAP GOES HERE

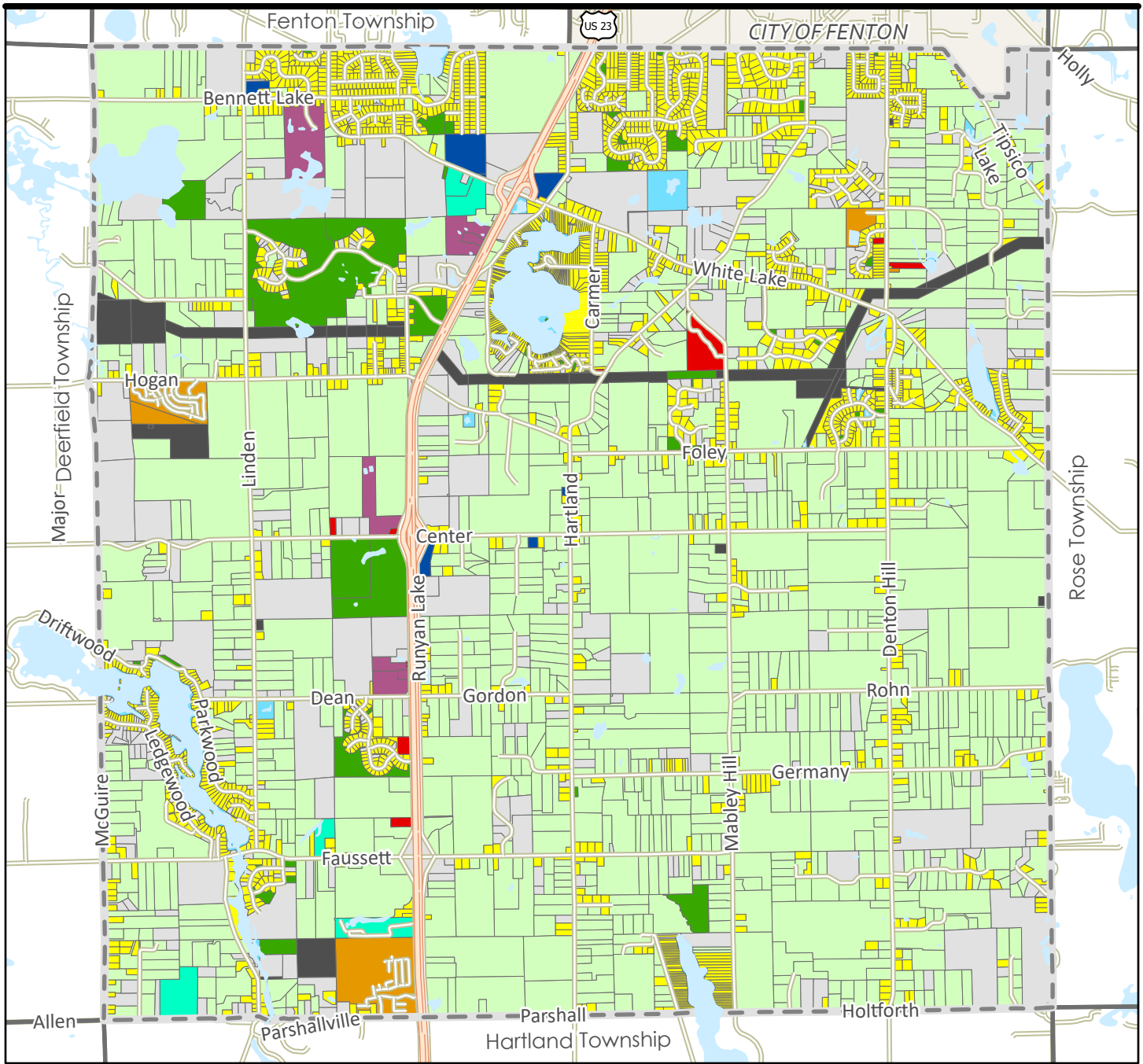
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[End of Future Land Use Article.]

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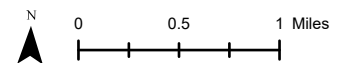
Existing Land Use Categories

- 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



NEW BUSINESS #1

Milarch Agribusiness Special Land Use



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

February 16, 2023

**Special Land Use and Combined Preliminary and
Final Site Plan Review
for
Tyrone Township, Michigan**

PETITION INTRODUCTION

Applicant: Mike Milarch
Owner: Mike and Becky Milarch
Request: Special land use and combined preliminary and final site plan for an agribusiness use
Plan Date: No date
Use Statement Date: February 2, 2023

PETITION DESCRIPTION

The applicant is requesting a special land use and combined preliminary and final site plan for a new agribusiness operation. The proposed operation would represent an expansion of an existing home occupation for custom woodworking.

The agribusiness would include additional production workspace, showroom, photography studio, and parking. The agribusiness would also host monthly and seasonal special events.

The use statement indicates that the agribusiness would use harvested trees from this property and from tree services and mulch companies.

Agribusinesses are an accessory use to an agricultural use of land in FR Farming Residential districts. As defined in the Zoning Ordinance, at least 50 percent of the agricultural product, in this case, trees need to come from the property or other properties controlled by the agricultural operator.

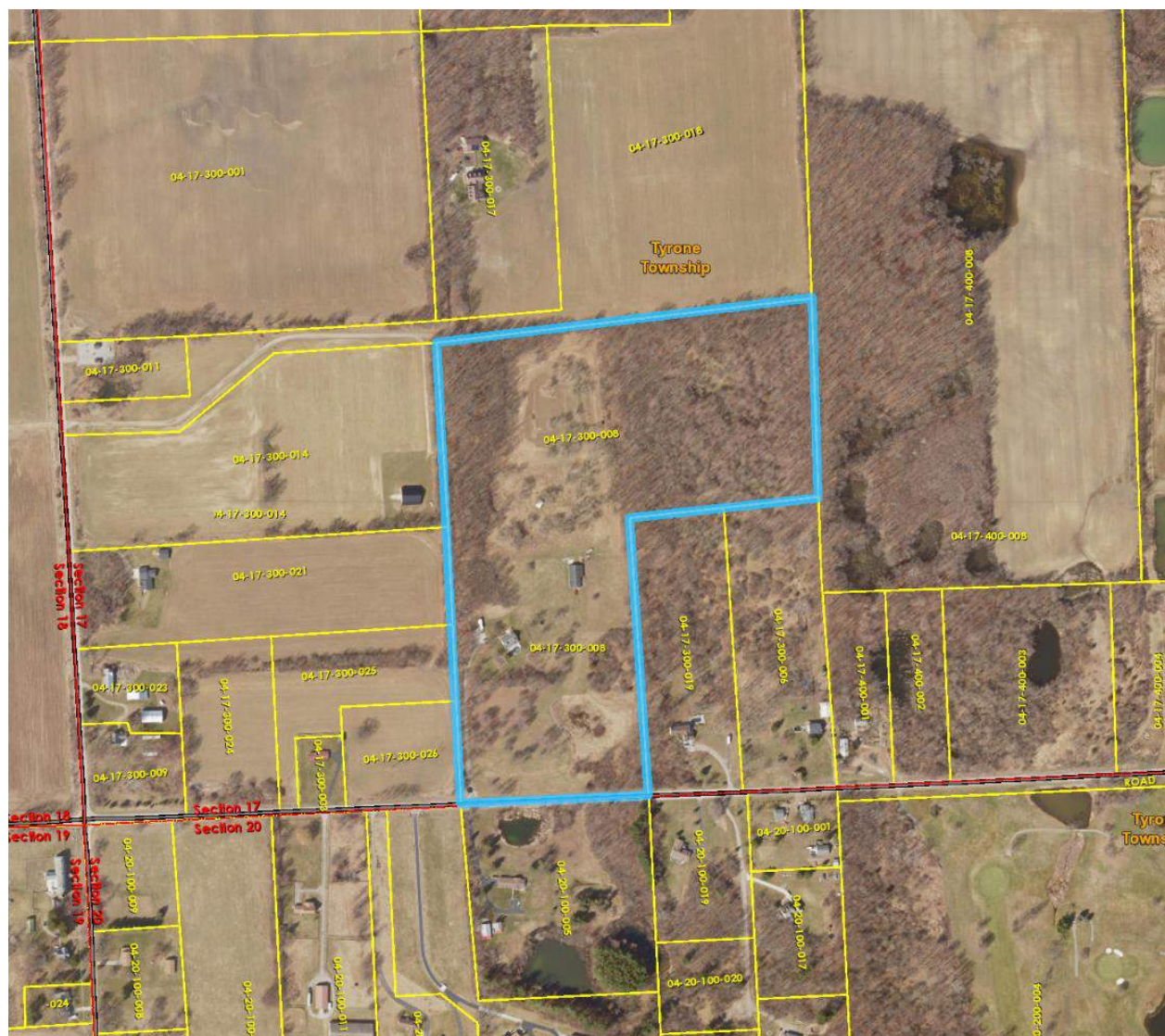
The Planning Commission reviews special land use and site plan applications and makes a recommendation, and the Township Board makes the final decision.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

PROPERTY INFORMATION

Address: 9149 Center
Location: North side of Center, between Old US-23 and Linden
Parcel Number: 4704-17-300-008
Lot Area: ~34.0 acres (*net*)
~34.5 acres (*gross*)
Frontage: ~653 feet along Center
Existing Land Use: Single-family dwelling, Home occupation (*custom woodworking*)

Aerial of the Site



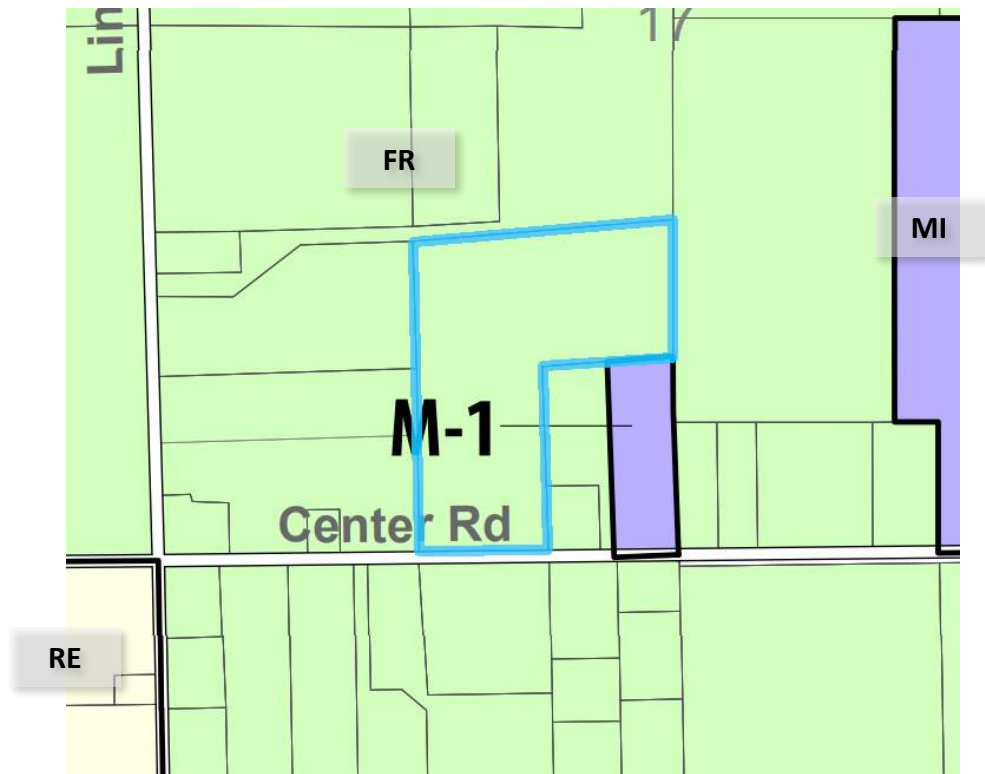
ZONING

The site is within the FR Farming Residential district. A summary of the intent of that district is below.

Current Zoning: FR Farming Residential

The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single-family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR and RE District are not likely to be served with centralized public water and sewer facilities.

Current Zoning Map

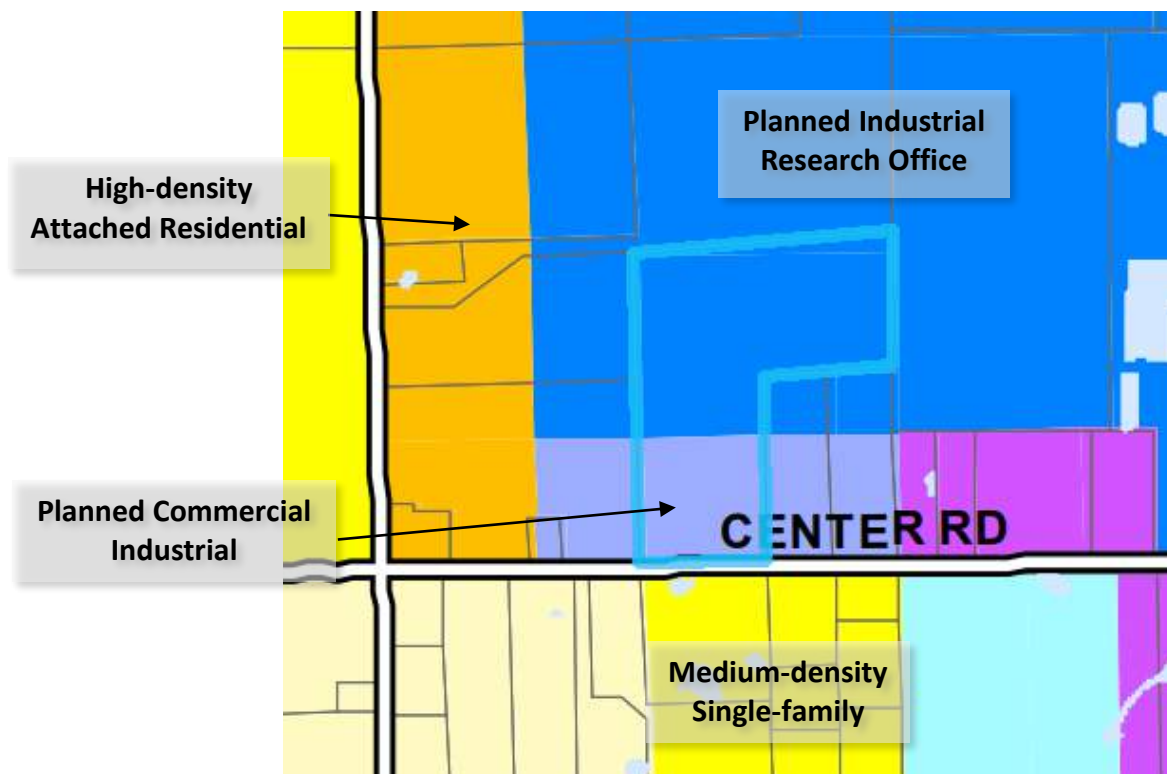


FUTURE LAND USE MAP

The site is within the Planned Industrial Research Office and Planned Commercial Industrial areas. Summaries of the intent of those areas are below.

<p>Future Land Use Map</p>	<p>Planned Industrial Research Office</p> <p><i>The U.S. 23 corridor is a desirable location for enterprises that require facilities to house research laboratories, design studios, technology-oriented product development, prototype manufacturing and similar light industrial and laboratory uses that require a substantial office adjunct on the same site. This classification is intended to provide a location for those types of uses. Occasionally such uses may also include packaging and light assembly operations. Warehousing, assembly, and fabrication may be permitted in the PIRO classification when the uses are appropriately located and designed to be an attractive neighbor for other nearby uses. The Township also recognizes that some enterprises may require some light assembly operations or product packaging on the PIRO site. However, the primary utilization of floor area will be for purposes other than product assembly and packaging.</i></p> <p><i>Overall, the facilities to be developed in such a use-group will be designed to provide an attractive, landscaped site and a pleasing corporate identification for the company housed on the site. Where possible, the uses will be developed in a professional business park setting. Typically, such business parks are platted subdivisions or site condominiums with carefully drafted deed restrictions and park association bylaws. The development would be designed to accommodate truck traffic and employee parking areas while retaining an attractive appearance from adjacent sites and roads. Loading and unloading areas will be screened and concealed to the rear of structures or in screened side yard areas.</i></p> <p><i>The design of these facilities will be carefully reviewed so as to control the impact from the sites on the remainder of the community. When a site is developed independent of a professional business park, it should be well-landscaped with appropriate screening in order to provide compatibility with other developing businesses in the area and the community as a whole. Truck traffic routes will be considered and planned so that other traffic in the Township is not unnecessarily impeded while the freight trucks are provided with reasonable paths to and from their destinations. The Township intends that businesses established in the PIRO area will be attractive, clean corporate citizens. In particular, the Planning Commission intends that pollution sources such as air, water, noise, odor, and light emissions will be controlled and will not become offensive to other land uses in the Township.</i></p> <p>Planned Commercial Industrial</p> <p><i>South of the area planned as PCI is land that has potential access to sanitary sewer, and while farther from the Center Road/US 23 interchange, has both good access via Old U.S. 23 and good visibility from the freeway. Along Old U.S. 23 south of Center Road, are several developed sites including Pennington Gas, Action Watersports, small industrial uses, and construction contractors, that are land extensive operations that could be characterized as heavy commercial or light industrial. The Planned Commercial Industrial plan category anticipates development of similar uses that do not need to be at an interchange but do depend on traffic and paved primary road access. Development should be in a PUD environment with care given to generous landscaping, attractive high-quality architecture, and the appearance from the road, consistent with the character of the Township. Protections should be required during site plan review to minimize any negative impacts on the residential neighbors.</i></p>
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Future Land Use Map



SURROUNDING PROPERTIES

The surrounding properties are used for single-family dwellings, agricultural uses, or are undeveloped.

	North	East	South	West
Surrounding Zoning	<i>FR Farming Residential</i>	<i>FR Farming Residential</i>	<i>FR Farming Residential M-1 Light Manufacturing</i>	<i>FR Farming Residential</i>
Surrounding Land Uses	<i>Agricultural fields</i>	<i>Woodlands Agricultural fields</i>	<i>Single-family dwellings</i>	<i>Single-family dwellings Agricultural fields</i>
Future Land-Use Map	<i>Planned Industrial Research Office</i>	<i>Planned Industrial Research Office Planned Commercial Industrial</i>	<i>Medium-density Single Family Planned Industrial Research Office</i>	<i>Planned Industrial Research Office Planned Commercial Industrial</i>

NATURAL RESOURCES

- Topography:** The site is relatively flat, with a general slope downwards from east to west.
- Wetland:** According to the EGLE Wetlands Map Viewer, there is a small wetland area on the southern portion of the site.
- Woodland:** There are mature trees located throughout the site, including woodland areas along the western side of the site and in the northeastern portion of the site.
- Soil:** According to the USDA National Resource Conservation Service, a majority of the soils on the site are Hillsdale-Miami loam and Wawasee loam, which are generally compatible with development.
- Water:** There are no waterbodies on the site, but the wetland area may hold water during spring or during rainy seasons.

Items to be Addressed: Wetland and woodland areas should be clearly defined on the site plan.

AREA, WIDTH, HEIGHT, AND SETBACKS

The proposed site, buildings, and improvements must meet the developmental standards for the zoning district in which it is located.

The rough location of buildings to be used for the workshop and showroom and the rough location of parking are shown on the site plan. The site plan is not drawn to scale, and distances are not dimensioned.

Developmental Standards

Minimum/Maximum	Required FR	Proposed
Lot Area	3 acres	34.0 acres
Lot Width	250 feet	653 feet
Building Height	30 feet	unknown ¹
Building Coverage	25 percent	unknown ¹
Front Setback	150 feet	unknown ¹
Side Setback	30 feet	unknown ¹
Rear Setback	75 feet	unknown ¹

- 1) It appears that the proposed structures meet the developmental standards, but not enough information is provided to confirm the dimensions noted above.

Items to be Addressed: Additional information, such as scaled drawings or dimensions, added to site plan.

ACCESS AND CIRCULATION

The agribusiness site will be accessed by a single driveway, from Center Road to the south.

The application notes that a commercial driveway approval will be required from the Livingston County Road Commission and that engineered drawings are being prepared.

The site plan does not describe how wide the driveway will be or how far it is located from the western lot line. Ideally, driveways for commercial uses will be at least 16 feet wide to allow incoming and outgoing traffic to pass each other.

The site plan does not describe what material will be used for the driveway. Paved driveways are not required for agribusiness uses. The type of material could have an impact on stormwater management, especially if it is close to a lot line. It would be ideal for at least a portion of the driveway along Center Road to be paved.

The driveway will terminate in a parking area which should allow adequate space for large vehicles to turn around.

Items to be Addressed: 1) Approval of the driveway by the Livingston County Road Commission. 2) Circulation review and approval by the fire inspector and Township Engineer. 3) Additional details, such as driveway width and materials, added to site plan.

OFF-STREET PARKING AND LOADING

The site plan shows an area for parking to the north of the building.

The use statement indicates there will be adequate space for at least 25 vehicles.

The site plan does not show the configuration of the parking lot or dimensions for parking spaces or maneuvering lanes. It is not possible to determine if the parking lot will be consistent with the layout standards of §25.02 Off-street Parking Space Layout, Standards, Construction, and Maintenance.

Parking lots with 26 spaces to 50 spaces must provide at least 2 barrier-free spaces. It is not clear in the site plan or use statement if barrier-free spaces are provided.

Parking surfaces in the FR Farming Residential district do not need to be paved. The Township could require a paved surface as part of special land use approval if it is determined to be necessary. It is not clear in the site plan or use statement what material will be used for the parking surfaces.

Curbing or curb stops are required when parking is adjacent to landscaped areas or sidewalks. It is not clear in the site plan or use statement if curb stops are required.

The use statement indicates that the parking area may be used to set up vendor tents for spring and fall special events. During these events, temporary parking will be accommodated in another area. The site plan does not show the location of this temporary parking.

Items to be Addressed: 1) Scaled parking lot layout added to site plan. 2) Parking lot must provide at least 2 barrier-free parking spaces. 3) Parking surface material to be defined. 4) Curbing or curb stops to be provided.

LANDSCAPING AND SCREENING

The site plan does not include a landscape plan. Landscaping is required for certain non-residential uses within single-family zoning districts.

Although not noted in the site plan or use statement, it appears that the existing trees along the boundary of the site will remain. These trees appear to provide adequate screening from adjacent dwellings and the agribusiness workshop/showroom building and parking lot.

Parking lots with more than 15 spaces are supposed to provide at least 15 square feet of interior landscaping for each space. This landscaping should be located within the parking lot to improve safety, direct traffic, and improve appearance, but the Planning Commission can approve placement adjacent to the parking lot if doing so achieves the same purpose. It is not possible to determine if this standard has been satisfied.

Items to be Addressed: 1) Existing vegetation along property boundaries to remain. 2) Additional information about parking lot landscaping to be provided.

LIGHTING

The site plan and application do not include a photometric plan, fixture specifications, or other details about exterior lighting.

It is not possible to determine compliance with lighting standards at this time.

Items to be Addressed: Lighting details added to site plan.

OUTDOOR ADVERTISING AND SIGNS

The use statement describes the intent to place a sign near the driveway, with a height of 7 to 8 feet and an area of 24 square feet. The sign would have 4 solar spotlights.

The proposed sign area would be consistent with what is allowed for agribusinesses, but the proposed height exceeds the 6-foot height allowed.

The proposed location for the sign is not shown on the site plan. It is not possible to determine compliance with location standards at this time. The sign would have to be reviewed for compliance as part of a separate permit.

Items to be Addressed: 1) Use statement revised to reference maximum sign height of 6 feet. 2) Any sign lighting to be pointed down and shielded. 3) Separate permit required for sign.

ESSENTIAL SERVICES

The site will be served by on-site well and sanitary sewer systems. The locations of existing and proposed wells and sanitary-sewer systems are not shown on the site plan.

The site will be served by electrical service from existing overhead electrical lines to the south along Center Road. The locations of electrical distribution lines within the site and to the buildings are not shown.

The site plan does not show the location of a dumpster enclosure or waste storage. The applicant should clarify how refuse will be managed and include details on the site plan.

Information is not provided about stormwater management.

Items to be Addressed: 1) Water and sanitary sewer approval by Livingston County. 2) Location of wells and sanitary sewer systems added to site plan. 3) Location of all electrical service lines added to site plan. 3) Applicant shall clarify refuse management. 4) Stormwater management information added to site plan.

AGRIBUSINESS

§22.05(R)

In addition to the general standards of the Zoning Ordinance, there are specific standards for agribusinesses. These standards, outlined in §22.05(R) Agribusinesses..., are examined below.

Agribusinesses are defined as a retail or tourism-based operation that is clearly incidental to the agricultural use of the property in which at least 50 percent of the agricultural products or services offered have been raised or grown on the property (*or other controlled property*).

The use statement indicates that some of the trees will be harvested from the property and other trees are purchased from tree services and mulch companies. The percentage of trees being used from this property or other property controlled by the applicant should be clarified.

1. **Zoning.** Such uses shall be operated on the same premises as the principal agricultural use by the property owner or farm operator. The allowance and use of such structures and land shall not alter the zoning of land in the Farming Residential or Rural Residential zoning district, and such use shall not be deemed a commercial activity for zoning purposes.

Comments: *The site is located within an FR Farming Residential district. The application states that the operation includes harvesting of trees from the site.*

2. Facility Size.

- a. **Floor Area.** The total floor area above finished grade (one or two stories) of any agribusiness facility falling into this category, including retail space, shall be no larger than 10,000 square feet. The facility may consist of more than one building. Underground space is not limited to, and may be in addition to, the 10,000 square feet of floor area provided that it is below pre-existing ground level and has no more than one loading dock exposed.
- b. **Pre-Existing Buildings.** Building(s) built prior to this amendment may be used for an agribusiness provided that the area dedicated to the agribusiness is limited to 10,000 square feet. The Zoning Board of Appeals may consider variances from setbacks for such a pre-existing building if it shall first be determined that such extension shall not be harmful to public health, safety, or welfare, particularly with regard to surrounding property interests.

- c. **Size Requirements.** The Planning Commission shall have the discretion to alter the size requirements if deemed necessary due to the requirements of the particular use, site considerations, or the potential impacts on adjacent properties.
- d. **Exception.** These limitations on facility size shall not apply to structures engaged solely in the agricultural use of the site and not involved in the business aspects of the use.

Comments: *The building plan sketch shows a building with a total floor area of 6,400 square feet of ground floor area. The use statement indicates that a portion of an existing pole barn is used as a workshop to support the operation and that an additional lean-to may be constructed. Details on other buildings, including floor area, should be added or a note should be added that other buildings will not be used.*

3. Facility / Site Design. The agri-business facility shall be designed to co-exist with the surrounding rural and agricultural land uses. The design of the facility shall achieve the following objectives:

- a. The facility and the site shall be designed in a manner that maintains the rural and agricultural character of the original property.
- b. There shall be no adverse impacts on adjacent properties.
- c. The Planning Commission shall have the ability to alter some of the standards herein or to require higher standards as necessary to protect the rural character of the community.

Comments: *The proposed agribusiness would be located within the interior of the site, with minimal visual impact on surrounding properties or Center Road.*

4. Setback Requirements. All structures related to the agri-business shall meet the setback requirements for the zoning district in which it is located.

Comments: *It appears that all of the structures related to the proposed agribusiness meet the setbacks for the FR Farming Residential district, but it is not possible to confirm without scaled or dimensioned site plans.*

5. Public Events. Participation in Township-wide events at the facility, open to the public, shall be allowed.

Comments: *The use statement indicates an intent to host up to 2 seasonal sales events per year, but it is not clear if these are intended to be public or private events.*

6. Private Events.

- a. **Special Events.** An applicant who desires to host special events shall indicate as such in their application. They shall indicate the types of events, the frequency and number per year, the number of persons expected, the hours and other information as required below or by the Planning Commission for the understanding of the request.
- b. **Facilities Provisions.** The site plan for the use shall demonstrate how the facility will provide for circulation, parking, sanitation, trash collection, noise, and other factors during the events.
- c. **Approval.** The Township Board shall approve a facility's ability to host events when it has demonstrated the largest event desired by the facility can be handled without significant

adverse impacts to adjacent neighbors or Township facilities and services or otherwise creating a detriment to public health, safety, or welfare.

- d. Special Conditions. The special land use approval may specify a maximum number of events per year, number of persons per event, and hours for events.
- e. New Permit. In order to exceed the number of events approved by the Township Board or to host an event of increased intensity, the special use permit must be amended. Otherwise, a new permit is not required for each event.

Comments: *The use statement indicates a desire to hold up to 2 special events with up to 20 vendors and parking for up to 75 vehicles on Saturdays from 10:00 am to 6:00 pm and Sundays from 10:00 am to 4:00 pm. These events would require use of a temporary parking area and 4 to 6 portajohns. The proposed locations for the temporary parking and portajohns are not shown.*

The use statement also indicates a desire to host small special event classes for up to 15 people on a monthly basis. The potential days or hours for these events are not specified.

- 7. **Parking.** Parking shall comply with the requirements of Article 25 - Off-street Parking and Loading. Provisions shall be made to allow cars to turn off the road right-of-way and park outside of the right-of-way. Parking lots in the FR and RE districts are not required to be paved.

Comments: *The proposed parking area appears to provide an adequate number of spaces, except for the larger special events. The layout of the parking area is not provided so it is not possible to determine compliance with parking standards. It is not clear what surface will be used for the parking area.*

- 8. **Signs.** Signage shall comply with the requirements of Article 27 - Signs. Agribusinesses are permitted one ground sign with a maximum area of 48 square feet and a maximum height of 6 feet.

Comments: *The use statement indicates a desire to have a ground sign with an area of 24 square feet (per side) and a height of 7 to 8 feet. The use statement should be revised to match the maximum height of 6 feet.*

- 9. **General Standards.** In addition to the specific standards for Agri-business uses specified above, the Planning Commission and Township Board shall consider the following when making a determination under this section:
 - a. The relationship of the agri-business use to the primary agricultural use on the site.
 - b. The duration of use (i.e. seasonal, annual, weekends, everyday, etc.).
 - c. Hours of operation.
 - d. Relationship of agri-business use and proposed development to the overall size of the parcel.
 - e. Potential traffic impacts created by the proposed use.
 - f. Other potential impacts on the Township or adjacent properties including but not limited to lighting, noise, dust, and drainage.

Comments: *The use statement indicates that some trees will be harvested from the property, but it is not clear what percentage of trees used come from this property vs materials purchased from tree services or mulching companies. The percentage of trees harvested from this property or other controlled properties should be clarified.*

The use statement indicates that the agribusiness will be open year-round and will hold small monthly special events, with up to 15 participants, and larger special (spring and fall) events with up to 20 vendors.

The use statement indicates the showroom will be open Tuesday through Saturday from 10:00 am to 6:00 pm; building and assembly operations will take place Monday through Friday from 8:00 am to 5:00 pm; the photography studio will be available daily from 10:00 am to 4:00 pm; and special sales events would take place on Saturday from 10:00 am through 6:00 pm and Sunday from 10:00 am to 4:00 pm.

The proposed area to be used for the agribusiness operations, excluding tree harvesting, appears to be appropriately-sized for the site.

The potential traffic impacts appear to be relatively limited. The anticipated daily trips would be slightly higher than a typical single-family dwelling. The anticipated trips and traffic impacts would be most noticeable for monthly events and special events. The Livingston County Road Commission will require certain geometry based on anticipated trips. Center Road is a paved county road.

Additional information is necessary to determine potential impacts due to lighting, dust, or drainage.

APPLICABLE DECISION CRITERIA

§23.03/§22.04

The proposed agribusiness operation requires both special land use and site plan review. The decision criteria for those approvals are examined below.

Site Plan Review

Information that must be included in a site plan is outlined in §23.02 Site Plan Information.

As noted throughout this report, there is a lot of information missing from the site plan. Some of this information has been noted as necessary to determine compliance with the Zoning Ordinance. Other information that is not necessary can receive a waiver from the Planning Commission.

Comments: *The site plan that has been submitted does not include a lot of information generally required for site plans: date, scale, north arrow, location and height of all structures proposed for agribusiness use, dimensioned property lines and setbacks, parking and driveway details, landscaping details, utility information, location map, stormwater drainage details or narrative, trash receptacles, and signature of licensed professional.*

Determination of additional information that is necessary for Planning Commission review and what information can be waived.

Decision criteria for site plan review are outlined in §23.03 Standards for Site Plan Review. Comments addressing these standards are included throughout this report and below.

Comments: *Additional information is necessary in order to determine compliance with site plan review standards.*

Special Land Use Review

The general review standards for special land uses are outlined in §22.04 General Review Standards for All Special Land Uses and are included below. Specific standards for agribusinesses have been examined in the Agribusiness section of this report. Comments addressing these standards are included throughout this report and below.

A. Master Plan. The special land use will be consistent with the goals, objectives, and future land use plan described in the Township's Master Plan.

Comments: *The proposed agribusiness is located within an area identified for commercial/industrial uses in the Future Land Use Map. The proposed use would be generally consistent with the goal of supporting agricultural operations if it demonstrated that the agribusiness is accessory to an agricultural operation.*

B. Zoning District. The special land use will be consistent with the stated intent of the zoning district.

Comments: *The FR Farming Residential district is intended for agricultural uses, which includes agribusinesses as an accessory use. The Planning Commission subcommittee has determined that the proposed use could be submitted for consideration as an agribusiness.*

C. Neighborhood Compatibility. The special land use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.

Comments: *The proposed agribusiness appears to be generally located and designed in a manner that would have minimal impacts on the natural environment or the surrounding area.*

Some additional information appears necessary in order to determine potential impacts from dust and stormwater.

D. Environment. The special land use will not significantly impact the natural environment.

Comments: *It does not appear that the proposed agribusiness would have a significant impact on the natural environment. The use statement indicates there will be on-site storage and use of wood finishes that are generally consistent with what can be found in many households.*

Additional information should be provided to ensure there would not be adverse impacts from stormwater runoff or dust.

E. Public Services. The special land use can be served adequately by public facilities and services such as police and fire protection, drainage structures, water, and sewage facilities, refuse disposal and schools.

Comments: *The proposed agribusiness will be served by on-site well and sanitary sewer systems, to be reviewed and approved by the Livingston County Health Department.*

It does not appear likely that there would be a significant impact on police protection, drainage structures, schools, or other public services.

Additional comment on fire protection is deferred to the Fire Chief.

F. Traffic. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following...

Comments: *It does not appear likely that proposed agribusiness would make vehicular or pedestrian traffic more hazardous. Except for special events, the volume of trips generated or attracted by the site is likely to be slightly increased from that of a single-family dwelling.*

The Livingston County Road Commission is likely to require some geometry changes to facilitate safe vehicular movements.

G. Additional Development. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

Comments: *It does not appear likely that the proposed use or structures would interfere or discourage development of adjacent properties.*

H. Health, Safety and Welfare. The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.

Comments: *If the Planning Commission determines that the proposed agribusiness is consistent with the standards in the Zoning Ordinances and other conditions it determines appropriate, the proposed agribusiness should not create a negative impact on public health, safety, or welfare.*

SUMMARY & COMMENTS

For site plans and special land uses, the Planning Commission reviews applications and forwards it to the Township Board for final action.

The Planning Commission may determine missing information is necessary to make a decision. Missing information that the Planning Commission determines is not necessary for review could receive a waiver.

The Planning Commission could make a favorable recommendation, with or without conditions, if it determines decision criteria and developmental standards are met or would be met with conditions.

The Planning Commission could postpone action if it determines missing information is necessary for its review or there are significant or too many changes or conditions that would be necessary to receive a favorable recommendation at this time. If this is the case, it should direct the applicant to prepare revisions based on its review and provide guidance as to what additional information or changes would be necessary.

The Planning Commission could make an unfavorable recommendation if it determines decision criteria and developmental standards are not met or could not easily be met with changes or conditions.

Planning Commission Decisions/Determinations/Findings

The list below includes items that require Planning Commission decision, determination, or finding.

1. *The Planning Commission should determine what additional information is necessary for Planning Commission review.*
2. *The Planning Commission should determine if missing information is eligible for a waiver because it is unnecessary for substantial review and state the reasons for waiving such requirements.*
3. *The Planning Commission should determine if the site plan is consistent with §23.03 Standards for Site Plan Review.*
4. *The Planning Commission should determine if the special land use is consistent with §22.04 General Review Standards for All Special Land Uses.*

Potential Conditions

The list below includes potential conditions that have been identified throughout this report to aid in the Planning Commission's deliberation.

Additional potential conditions could also be identified before or at the Planning Commission meeting.


1. *The percentage of trees harvested from this property or other controlled properties should be clarified.*
 2. *Wetland and woodland areas should be clearly defined on the site plan.*
 3. *Additional information, such as scaled drawings or dimensions, added to site plan to document the proposed setbacks.*
 4. *Approval of the driveway by the Livingston County Road Commission.*
 5. *Circulation review and approval by the Fire Inspector and Township Engineer.*
 6. *Additional details, such as driveway width and materials, added to site plan.*
 7. *Scaled parking lot layout added to site plan.*
 8. *Parking lot must provide at least 2 barrier-free parking spaces.*
 9. *Parking surface material to be defined.*
 10. *Curbing or curb stops to be provided.*
 11. *Existing vegetation along property boundaries to remain.*
 12. *Additional information about parking lot landscaping to be provided.*
-

Milarch Agribusiness

Special Land Use and Combined Preliminary and Final Site Plan

February 16, 2023

13. *Lighting details added to site plan.*
 14. *Use statement revised to reference maximum sign height of 6 feet.*
 15. *Any sign lighting to be pointed down and shielded.*
 16. *Separate permit required for sign.*
 17. *Water and sanitary sewer approval by Livingston County.*
 18. *Location of wells and sanitary sewer systems added to site plan.*
 19. *Location of all electrical service lines added to site plan.*
 20. *Applicant shall clarify refuse management.*
 21. *Stormwater management information added to site plan.*
 22. *Details on other buildings, including floor area, should be added or a note should be added that other buildings will not be used.*
 23. *Locations of parking and portajohns for special events added to site plan.*
 24. *Additional information should be provided to ensure there would not be adverse impacts from stormwater runoff or dust.*
-



CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner

RECEIVED

**TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION**

FEB 06 2023

TYRONE TOWNSHIP
PLANNING COMMISSION

Property Address / Location 9149 Center Rd Fenton		Parcel ID/Zoning/District 4704-
Property Owner(s) Mike + Becky Milarch		Telephone 248-660-7154
Street Address 9149 Center Rd		Cell Phone 248-660-7154
City Fenton	State and Zip code MI 48430	FAX or E-Mail sales@bearnakedwood.com
Authorized Agent		Telephone
Street Address		Cell Phone
City		State and Zip Code


Type of Review:

- | | | |
|--|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description:

We are looking to grow our business by making an official store in our barn. We are also looking to have 3-5 employees on staff throughout the week. See all notes on "Use letter".

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.


Signature of Owner or Authorized Agent

Date 2/6/23	Tax Status	Fees: 101-000000-607-006	Escrow: 701-000000-283-__
Received By: KC	pd. per T.D. 2/6/23	\$1400 CK# 185	\$2000 CK# 121

February 2, 2023

Tyrone Township Hall
8420 Runyan Lake Rd
Fenton, Mi. 48430
810-629-8631

To Whom It May Concern:

My name is Mike Milarch, owner of Bear Naked Wood LLC., and I am writing you today to apply for a special land use permit. Last year, you had approved me for a home occupation permit and as my business is growing, so to are my needs for more options for my business. I had also applied, and was permitted by the county, to have our new pole barn (40'x140') built (see attached final inspection approval). This however, is still our primary residence and always will be. I want to grow my business with a small staff and the ability for customers to shop in our small showroom while ordering custom projects from me.

Bear Naked Wood LLC. is a custom woodworking business, where I supply and sell not only raw live edge wood material, but also custom finished products such as countertops, fireplace mantles, shelves, chainsaw carvings, benches, lamps, charcuterie boards and home décor. Currently, my customers come over by appointment to select materials, place orders and pick up finished products.

I produce my own wood products by purchasing logs from local tree service & mulching companies as well as harvesting our own trees directly from not only our farm here in Fenton, but also multiple other locations. As I remove trees from our property in Fenton, I intend to plant new trees to be able to replenish and sustain future business. I also have my own sawmills and wood drying kiln to not only have raw material products for sale, but to also provide myself with material for my custom builds. I also have my own "finish room" where I keep minwax stains and and polyurethane sealers (stored within a fire safe metal cabinet). I do not keep any toxic chemicals and I do not have a spray booth, nor do I intend to. The finish room is well ventilated and both heated and cooled. I have three fire extinguishers and two smoke detectors within the work shop, along with a water hydrant and hose directly inside of the barn for any possible fire issues. We dispose of any possible flammable rags or brushes by rinsing, drying and dispose in metal cans.

I offer a millworks division as well, including sawmilling, slab leveling, planing, jointing, glue ups and sanding services for wood projects so that other people that like me, can build their own projects. Customers can drop off material to me and I will have it all ready for them in a timely manner. Customers will not use any of my equipment whatsoever. Customers will not be allowed near any machinery at any point while in use.

The majority of my equipment and tools are in our smaller pole barn where I have made my workshop. The other portion of this barn is for our horse and other animals we are adding as

we move forward with our farm life. I will have two pieces of equipment in our newer barn for the business which will be used for sanding and planing of products. My sawmill is located approximately 200' to the north of our barns and out in a part of the farm so that is away from normal traffic flow. Our intentions are to build a small covered area (lean to) for the sawmill, as to keep the majority of the bad weather off of our sawmill and be able to keep a few wood slabs stored in this area to air dry.

My goal with the special land use permit is to turn approximately 40% of our new barn into a showroom so that I can display products in a climate controlled and safe environment for our products. I would be able to have customers not only place and pick up orders, but to also offer a warm and cozy shopping experience while they are here. The showroom portion of the newer barn would be 40x50 while my office, storage and facilities would be approximately 35x40 and the balance of the barn will be used for storage of wood slabs, tractor, lawnmower, personal tools and supplies and also our planer, sander & vacuum for our business.

I am NOT trying to make a large scale business with hundreds of shoppers but rather, would like to make it a small, fun place to shop while designing and ordering custom furniture products.

Our showroom hours will be Tues.-Sat. 10am-6pm and Sunday 10am-4pm and our actual operating hours for building and assembling will be Mon.-Fri. 8am-5pm. We have parking available for a minimum of 25 vehicles at any given time. I am planning to have a maximum of 5 total full time employees (4 in workshop & 1 in showroom) eventually working at our location. Employees would only be working on weekdays and I will be handling all weekend sales. I also travel to art shows on a regular basis, so we typically will be closed on the weekends where we are out of town.

We will have five fire extinguishers throughout our new barn along with 8 smoke detectors and also water available anytime within the barn. Emergency exit signs with lights will be added above each door as well.

We would like to have a small permanent sign near our driveway. Our sign would be no larger than 4' tall and 6' long for the sign itself and would be supported by 2 cedar posts installed 42" into the ground. The cedar post structure holding the sign would be 7-8' tall overall due to the slope of the ground. We would also like to have 4 solar powered spotlights in total to help with lighting in the winter months when daylight hours are at a minimum.

In the future, we would possibly like to entertain several possible options for growth as well...

1. I would like to be able to have small special event classes (max 15 people) available on a monthly basis for things like: building a bird house, build a charcuterie board, pictures with Santa and so on. This would happen right inside our showroom as we would move products aside and set up several tables for our event. We will have a unisex restroom available for any of these class sessions.

2. In addition to the special event class, we want to offer a photography room/space for local photographers, giving them a place to rent so as to allow for special event or family photos

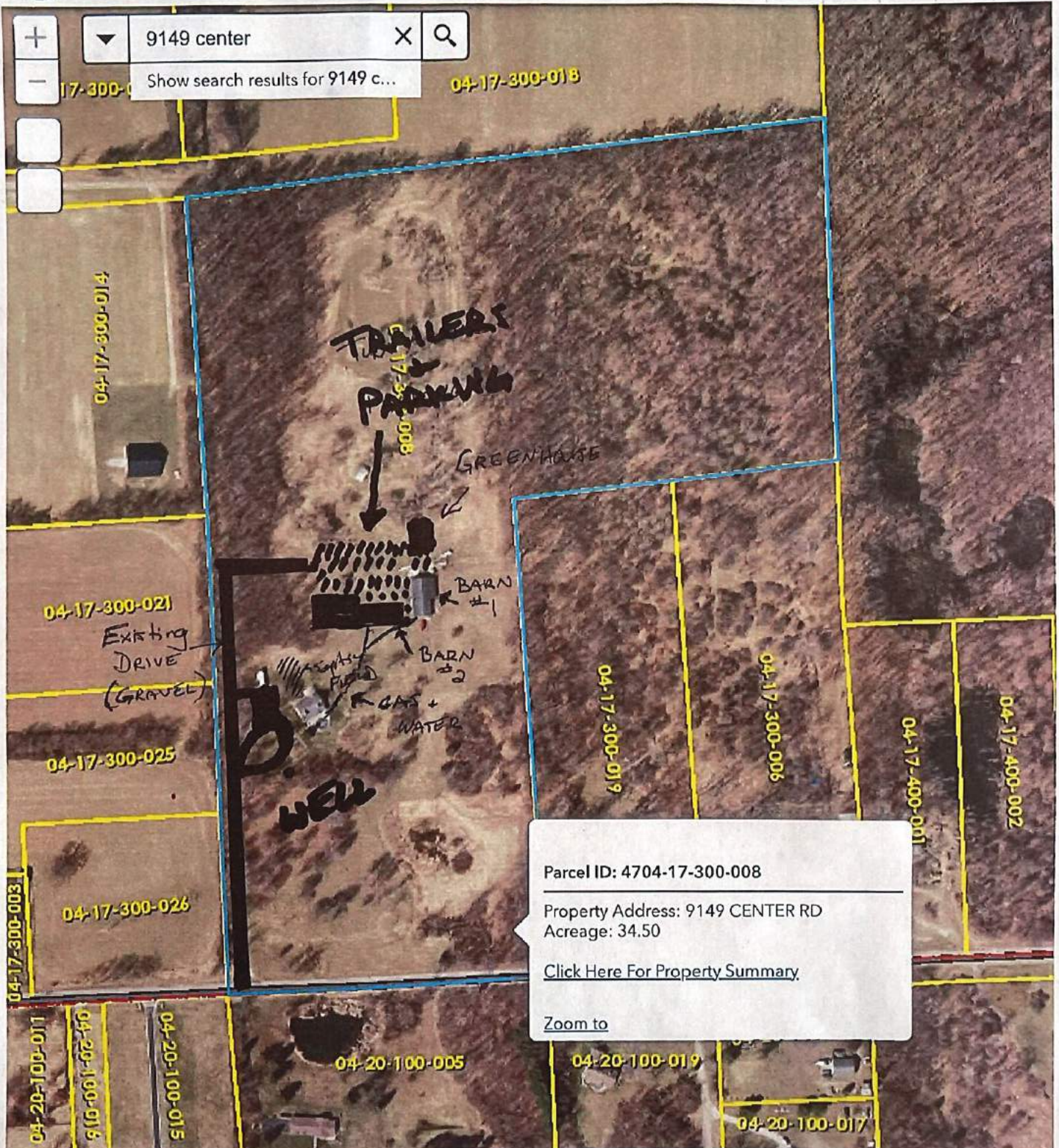
either in designated spaces on our property outdoors or even indoors when inclement weather. This could be available daily from 10-4pm. This would be a dual photography room/space where we can stage our own products for photos as well as people taking family photos, graduation photos, etc.

3. We would like to be able to hold a special sales event twice per year. We are thinking of a spring and late fall event to boost sales. We would have a maximum of 20 other vendors bring their hand made products and set up their 10x10 tents in our parking area to hold a small market (similar to a farmers market event). We would have 4-6 temporary bathrooms brought in and special designated parking right on our farm. Events would take place on a weekend with hours of 10-6 on Saturday and 10-4 on Sunday. We would have special field/grass parking available for approximately 75 cars in the case of a special event. We would file for any special permits for the event and also have any necessary insurance binders for the individual events.

My business is continuing to grow and being able to have this opportunity would be not only a great opportunity for us but also the community, as it will give a very unique space for people to visit and shop at a local rustic woodworking business.

Thank you for your consideration in the next steps to my business and hopefully allowing me to grow my business into something that we can all be proud of.

Mike Milarch
Bear Naked Wood LLC.



Parcel ID: 4704-17-300-008

Property Address: 9149 CENTER RD
Acreage: 34.50

[Click Here For Property Summary.](#)

[Zoom to](#)

RECEIVED

FEB 06 2023

TYRONE TOWNSHIP
PLANNING & ZONING

300ft

-83.771 42.738 Degrees

Karie Carter

From: Mike Milarch <mmilarch77@gmail.com>
Sent: Thursday, February 2, 2023 5:20 PM
To: Karie Carter
Subject: Fwd: Final Building - Inspection Results

Our final approval info for our new barn build...

Begin forwarded message:

From: Livingston County <livingston_permitting@livgov.com>
Subject: Final Building - Inspection Results
Date: October 12, 2022 at 2:59:11 PM EDT
To: <mmilarch77@gmail.com>

Do Not Respond, This is an automated email from Livingston County Building Department.
An inspection was completed on a permit where you are the contractor of record. If the inspection was not approved, there may be a reinspection fee due before a reinspection can be scheduled. If you have any questions about this inspection, please contact the inspector listed below.

Site Address: 9149 CENTER RD
Permit Number: PBLD2022-02645
Permit Type: Building
Inspection Type: Final Building
Inspection Result: Approved
Inspector of Record: Justin Lay
Inspector [Email: JLay@livgov.com](mailto:JLay@livgov.com)

Passed Inspection Item(s):

Violation(s):

Karie Carter

From: Mike Milarch <mmilarch77@gmail.com>
Sent: Friday, February 3, 2023 2:46 PM
To: Karie Carter
Subject: Re: Meeting Notes

Hello

I emailed application, use letter and final approval for our barn build from the original shell going up. Once we get our land use permit, we will get our permits for the inside building to happen.

I spoke with fire chief in Fenton Twp. and he will do an inspection and walk through once everything is built and finalized. He verbally approved everything we are currently doing and said we are doing all the right things and taking all steps to prevent any possible issues.

I spoke to the road commission as well... we are preparing civil drawings to change our driveway approach to a commercial entrance and in saying this, there is nothing I need to do expect fill out paperwork and turn in drawings. I'm working with a civil engineer company already on this matter.

County environmental said once we have land use permit we can move forward with small septic field for bathroom. Building department said the same thing...once they get approved land use they will take all info to get us permits right away so we can keep this process moving.

I also made a drawing for the inside of the barn... when I bring over application payment, you guys will get a copy of that also.

I think I have it all covered... Been working hard to get it all done in a timely manner for you and us. Really hoping you guys will approve everything so we can keep our dreams alive.

Thank you for all of your help along this process...you have been a pleasure to work with!!

Mike Milarch
Bear Naked Wood LLC
248-660-7154

March 4, 2023

Tyrone Township Hall
8420 Runyan Lake Rd
Fenton, Mi. 48430
810-629-8631

To Whom It May Concern:

My name is Mike Milarch, owner of Bear Naked Wood LLC., and I am writing you today to apply for a special land use permit. Last year, you had approved me for a Home Occupation Permit and as my business is growing, so to are my needs for more options for my business. I had also applied, and was permitted by the county, to have our new pole barn (40'x140') built (see attached final inspection approval). We currently use the existing pole barn for our horse and also my workshop. This farm however, is still our primary residence and always will be, yet I want to grow my business with a small staff and the have the ability for my customers to shop in my small showroom. Having this facility will not only grow my business but also give me the means to live and support my family as this business is my only means to income.

Bear Naked Wood LLC. is a custom woodworking business, where I supply and sell not only raw live edge wood material, but also custom finished products such as countertops, fireplace mantles, shelves, chainsaw carvings, benches, lamps, charcuterie boards and home décor. Currently, my customers come over by appointment to select materials, place orders and pick up finished products. I also offer a millworks division... including sawmilling, slab leveling, planing, jointing, glue-ups and sanding services. Customers can drop off material to me and I will have it all ready for them in a timely manner. Customers will not use any of my equipment whatsoever. Customers will not be allowed near any machinery at any point while in use. Safety is of the utmost importance.

I produce my own wood products by purchasing logs from local tree service & mulching companies as well as harvesting our own trees directly from our farm here in Fenton, but also multiple other family owned properties within the state. I typically provide myself with more than half of my products from our farms. As I remove trees from our property in Fenton, I intend to plant new trees to be able to replenish and sustain future business. My family has grown and sold wholesale trees for almost 85 years and having a horticultural degree from Michigan State University gives me plenty of knowledge and experience in supplementing my own business.

Working in forestry (slab & lumber sales), I own two sawmills and one wood drying kiln (one on Fenton farm and other on Rose City farm) to produce our raw lumber and slab material products for usage. Within my workshop I have my own "finish room" where I keep minwax stains and and polyurethane sealers (stored within a fire safe metal cabinet). I do not keep any toxic chemicals and I do not have a spray booth, nor do I intend to. The finish room is well ventilated and both heated and cooled. I have three fire extinguishers and two smoke detectors within the work shop, along with a water hydrant and hose directly inside of the barn

for any possible fire issues. I dispose of any possible flammable rags or brushes by rinsing, drying and disposal in metal trash cans. I do not use a dumpster as we use residential trash service which has easily handled the amount of waste that I may have. Any other wood scraps get burned in our wood stove within our residence and workshop. I have spoken to the local fire chief and we are “doing everything right” per our conversation and he will sign off on fire inspection once our completed final inspection is done on our internal build out.

The majority of my equipment and tools are in our smaller pole barn where I have made my workshop. The other portion of this barn is for our horse and other animals we are adding as we move forward with our farm life. I will have two pieces of equipment in our newer barn for the business which will be used for sanding and planing of products.

My sawmill is located approximately 200’ to the north of our barns and out in a part of the farm so that is away from normal traffic flow. Our intentions are to build a small covered area for sawmill and wood inventory (lean to, approximately 20x30 with roof and half covered walls to allow for proper air flow for wood slabs, yet keep rain and other inclement weather off of the wood and sawmill). This covered shelter will allow me to cut wood material throughout the season and during inclement weather.

My goal with the special land use permit is to turn approximately 40% of our new barn into a showroom so that I can display and sell products in a climate controlled environment. I would be able to have customers not only place and pick up orders, but to also offer a warm and cozy shopping experience while they are here. The showroom portion of the newer barn would be 40x50, while my design office, storage and facilities would be approximately 32x40 and the balance of the barn will be used for storage of wood slabs, tractor, lawnmower, personal tools and supplies and also our planer, sander & vacuum for our business.

I am NOT trying to make a large scale business with hundreds of shoppers but rather, would like to make it a small, fun place to shop for customers while also designing and ordering custom furniture products.

Our showroom hours will be Tues.-Sat. 10am-6pm and Sunday 11am-4pm and our actual operating hours for building and assembling will be Mon.-Fri. 8am-5pm. My showroom will typically never have more than 3-5 customers at a time inside. I will have a 4’ wide concrete sidewalk leading to showroom entrance as well as lights under porch canopy for any night time situations. I have parking available for a minimum of 6 vehicles in our customer parking area and 4 available for staff parking. We also have a large area (70x140) in which I have sufficient turn around area, parking for my trailers and additional parking for customers and or staff. This area can also be used for our special events parking at any given time. All parking and drive areas are built with 21AA limestone. I have also installed LED lighting on outside of barn for proper visibility in customer parking area during night time hours of operation (primarily winter months).

I am planning to have a maximum of five full time employees (4 in workshop & 1 in showroom) eventually working at our location. Employees would only be working on weekdays and I will be handling all weekend sales. I also travel to art shows on a regular basis, so we typically will be closed on the weekends when we are out of town.

We will have five fire extinguishers throughout our new barn along with 8 smoke detectors and also water available anytime within the barn. Emergency exit signs with lights will be added above each door as well.

Per Livingston County Road Commission, I have had engineered drawings completed for our driveway approach that is to be converted to a commercial approach in lieu of residential. We will make any needed changes to our entrance per the Road Commission regulations.

We would like to have a small permanent sign near our driveway. Our sign would be no larger than 5' tall and 7' long for the sign itself and would be supported by 2 cedar posts installed 42" into the ground. The cedar post structure holding the sign would be 6' tall overall due to the slope of the ground. We would also like to have 4 solar powered spotlights in total to help with lighting in the winter months when daylight hours are at a minimum. These lights will be installed at the top of the sign frame as to direct light downwards on to sign.

In the future, we would possibly like to entertain several possible options for growth as well...

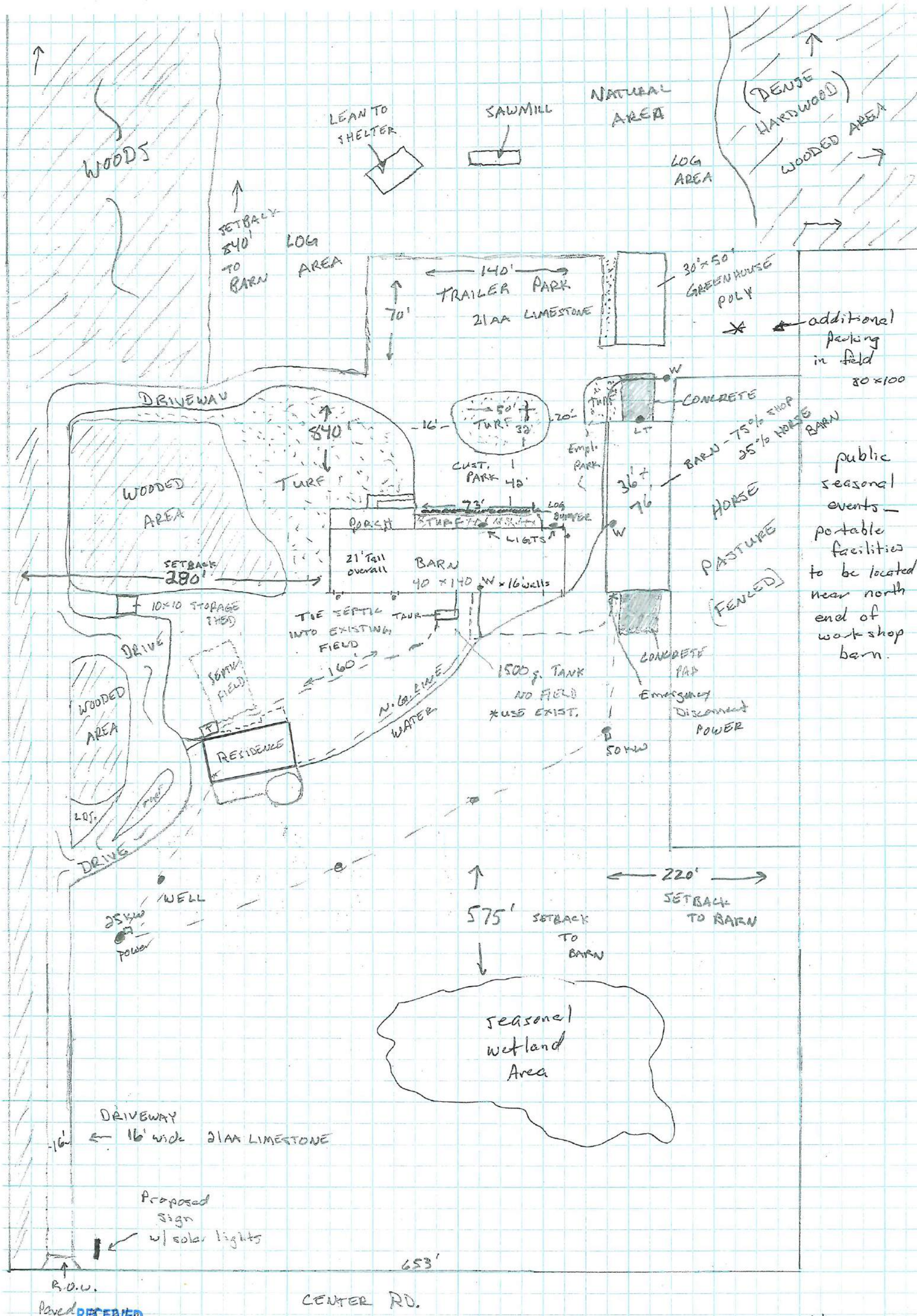
1. I would like to be able to have small special event classes (max 15 people) available on a monthly basis for things like: building a bird house, build a charcuterie board, pictures with Santa and so on. This would happen right inside our showroom as we would move products aside and set up several tables for our event. We will have a unisex restroom available for any of these class sessions.
2. In addition to the special event class, we want to offer a photography room/space for local photographers, giving them a place to rent so as to allow for special event or family photos either in designated spaces on our property outdoors or even indoors when inclement weather. This could be available daily from 10-6pm. This would be a dual photography room/space where we can stage our own products for photos as well as people taking family photos, graduation photos, etc.
3. We would like to be able to hold a special public sales event twice per year. We are thinking of a spring and late fall event to boost sales. We would have a maximum of 20 other vendors bring their hand made products and set up their 10x10 tents in our parking area to hold a small market (similar to a farmers market event). We would have 4-6 temporary bathrooms brought in and special designated parking right on our farm. Events would take place on a weekend with hours of 10-6 on Saturday and 10-4 on Sunday. We would have special field/grass parking available for approximately 75 cars in the case of a special event. We would file for any special permits for the event and also have any necessary insurance binders for the individual events.

My business is continuing to grow and being able to have this opportunity would be not only a great opportunity for us but also the community, as it will give a very unique space for people to visit and shop at a local rustic woodworking business.

Thank you for your consideration in the next steps to my business and hopefully allowing me to grow my business into something that we can all be proud of. I look forward to your response in this matter.

Sincerely,

Mike Milarch
Bear Naked Wood LLC.



MAR 07 2023
TYRONE TOWNSHIP
PLANNING & ZONING

Bear Naked Wood LLC
Property owners: Rebecca + Michael Milarch

N
W + E
S
03-4-2023

Insulation -
Ceiling - "Blown in" (R-49)
Walls - 3" spray foam (R-19.5)

* MAIN FLOOR *

□ = 2'

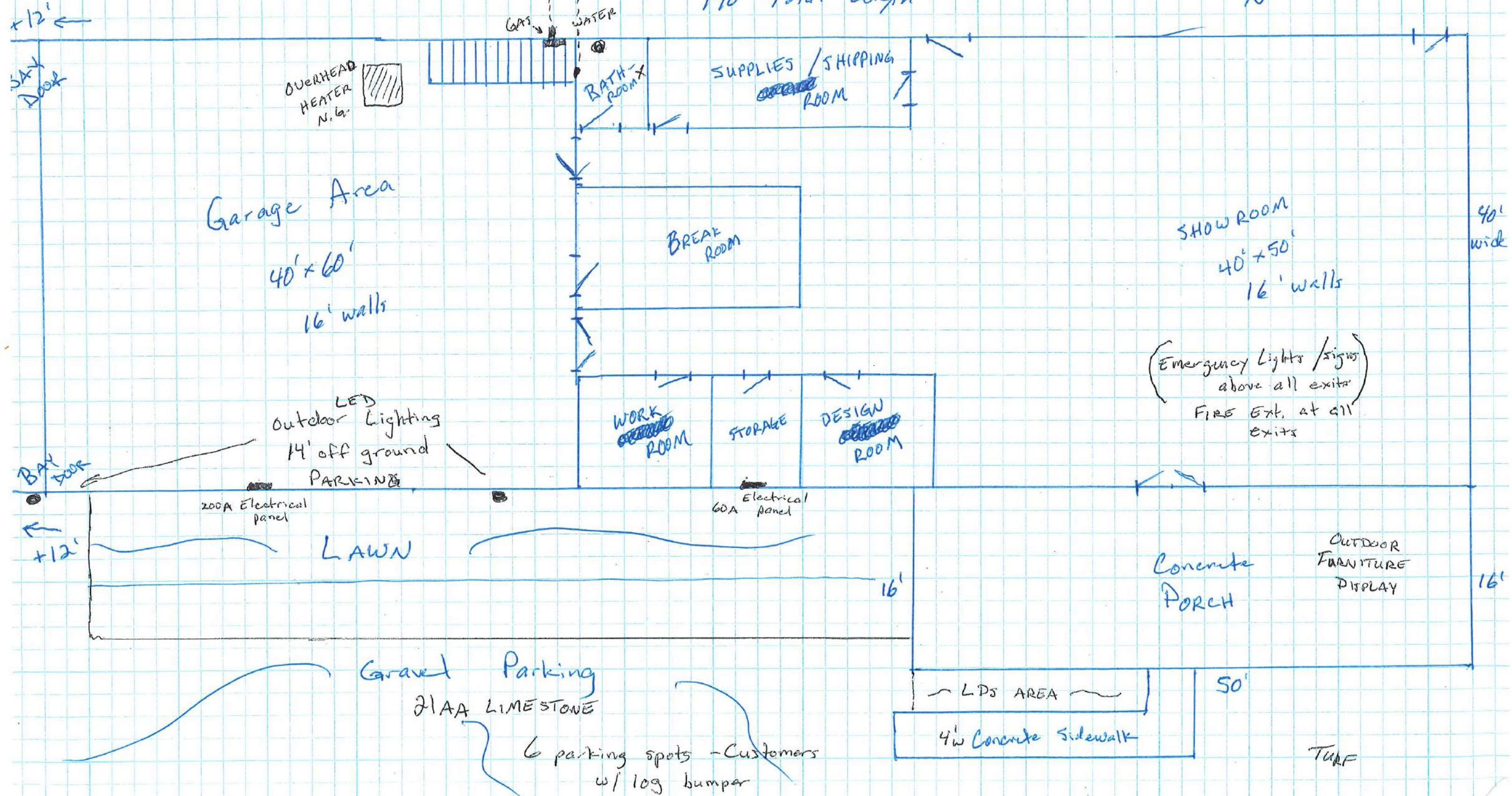
Mike + Becky Milarch

S

3-4-23

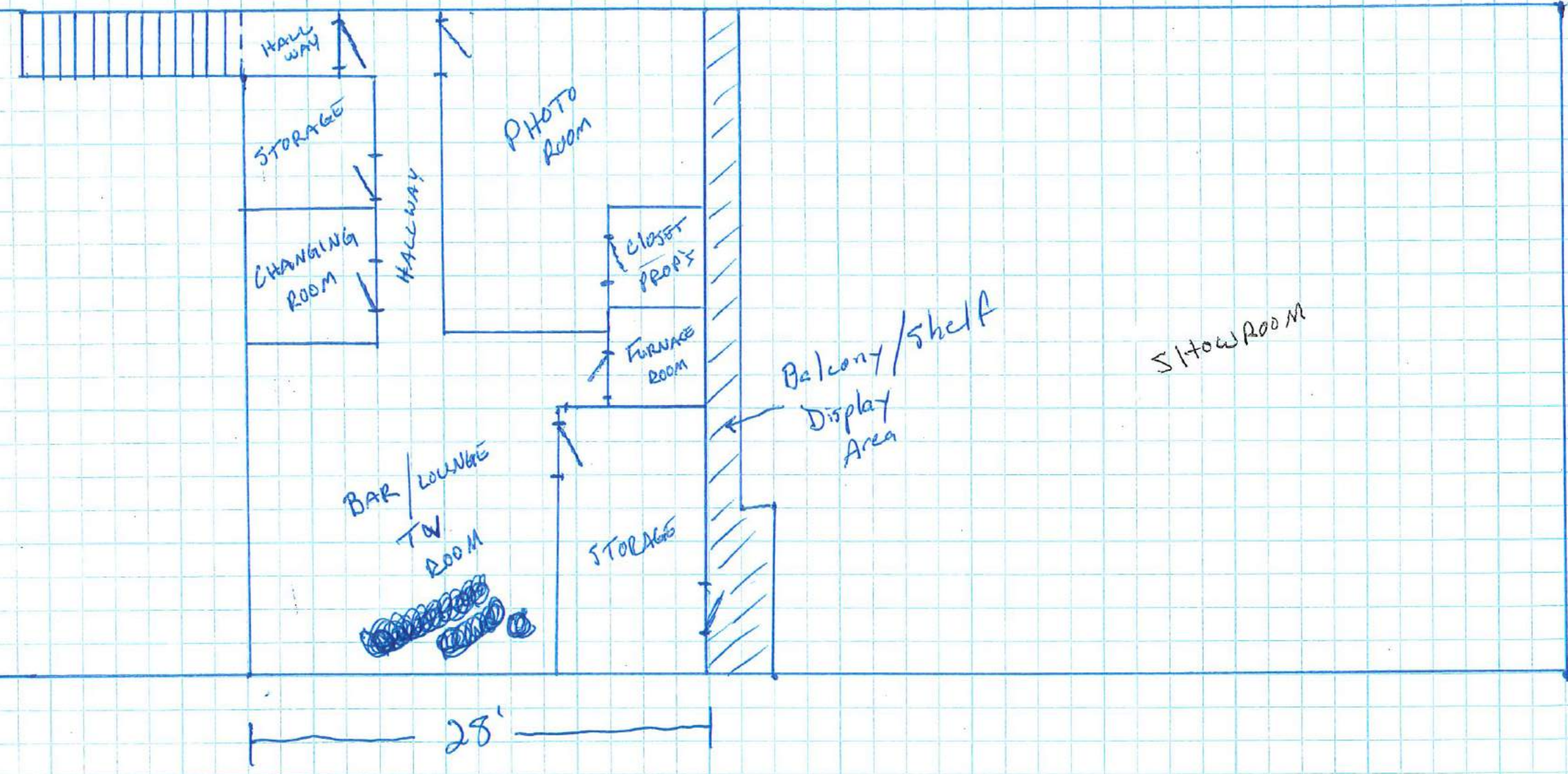
E + W
N

140' Total Length



* SECOND FLOOR
- LOFT / STORAGE
AREA

GARAGE



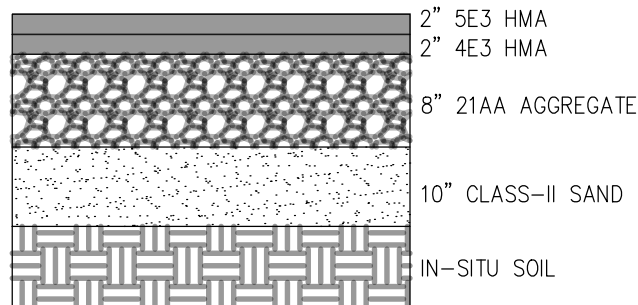
□ = 2'

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PR. SPOT ELEVATION		EX. PUBLIC LIGHTING MH
	EX. SPOT ELEVATION		EX. PUBLIC LIGHTING ELEC
	EX. CONTOUR		EX. STEAM MANHOLE
	EX. & DITCH		EX. STEAM PIPE
	EX. WATER MAIN		EX. UNKNOWN UNDERGROUND
	EX. WATER METER		EX. UNDERGROUND FIBER
	EX. WATER VALVE		EX. OVERHEAD ELECTRIC
	EX. HYDRANT		EX. UNDERGROUND CABLE
	EX. WATER MANHOLE		EX. COMMUNICATION RISER
	EX. FRESHWATER WELL		EX. COMMUNICATION HANDHOLE
	EX. GATE VALVE IN WELL		EX. UTILITY POLE
	EX. STORM SEWER		EX. GUY ANCHOR
	EX. STORM INLET/CATCH BASIN		EX. LIGHT POLE
	EX. ROUND STORM CATCH BASIN		EX. SIGN
	EX. STORM MANHOLE		EX. MAILBOX
	EX. STORM END SECTION		EX. FLAGPOLE
	EX. STORM CULVERT		EX. UNKNOWN MANHOLE
	EX. SANITARY SEWER		EX. MONITORING WELL
	EX. CLEAN OUT		EX. SECTION LINE
	EX. SANITARY VENT		EX. PARCELS
	EX. UNDERGROUND GAS		EX. EASEMENT
	EX. GAS VALVE		EX. CENTERLINE
	EX. GAS METER		EX. WETLAND LIMITS
	EX. GAS MANHOLE		EX. CURB/PAVEMENT
	EX. UNDERGROUND TELEPHONE		EX. FENCE
	EX. TELEPHONE MANHOLE		EX. GUARDRAIL
	EX. TELEPHONE RISER		FOUND IRON
	EX. UNDERGROUND ELECTRIC		FOUND PK. NAIL
	EX. ELECTRIC MANHOLE		FOUND CONC. MONUMENT
	EX. ELECTRIC RISER		SET IRON ROD
	EX. ELECTRIC TRANSFORMER		SECTION CORNER
	EX. ELECTRIC METER		POST
	EX. AIR CONDITIONER		BOLLARD
	EX. WATER MARKER		RECORDED BEARING
	EX. GAS MARKER		MEASURED BEARING
	EX. ELEC. MARKER		EX. TREE (DECIDUOUS/CONIFER)
	EX. TELE. MARKER		EX. TREELINE
	EX. SAN. MARKER		EX. ASPHALT
			EX. CONCRETE
			EX. GRAVEL

BENCHMARKS

(NAVD 88 DATUM):

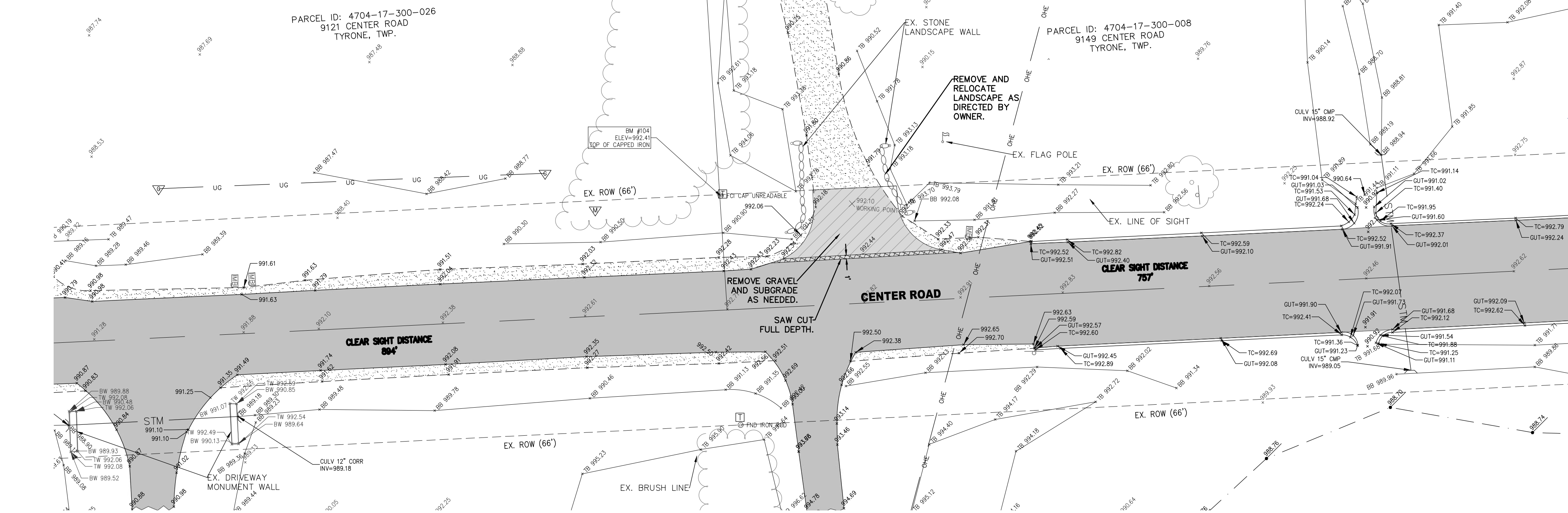
BENCHMARK #104
SET BENCHMARK ON FOUND
CAPPED IRON ROD.
ELEV = 992.41



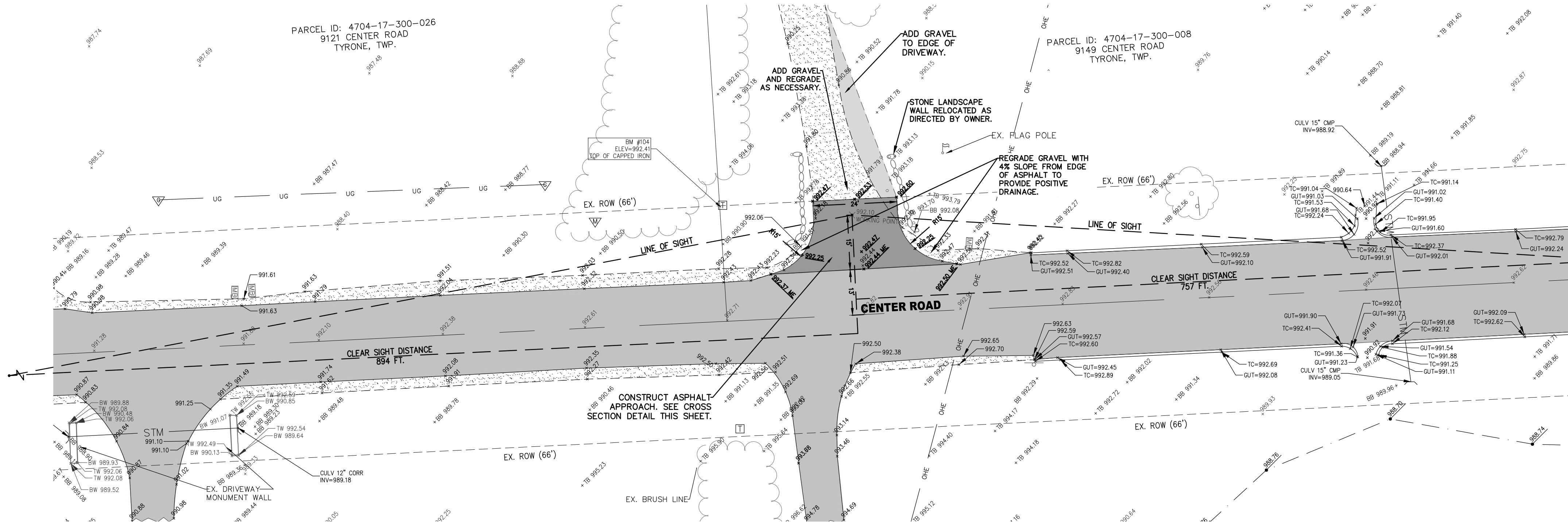
CENTER RD.

*MINIMUM R.O.W. PAVEMENT CROSS-SECTION

*OR MATCH EXISTING CROSS-SECTION, WHICHEVER IS GREATER



EXISTING AND DEMOLITION PLAN 1"=20'



PROPOSED PLAN 1"=20'

- NOTES:
- IDENTIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 - PROVIDE TEMPORARY TRAFFIC CONTROL AS REQUIRED.
 - SITE DISTANCES PER FIELD MEASUREMENT
FEBRUARY 22, 2023



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGRS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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The UMLOR Group
LAND DEVELOPMENT SERVICES
10927 WEST ROAD WIXOM, MI 48393
TEL 248.773.7738 FAX 866.630.4307

SECTION 17
TOWN 4 NORTH, RANGE 6 EAST
FENTON
LIVINGSTON COUNTY, MI

DATE: 02/27/2023

REVISIONS

9149 CENTER ROAD
MIKE MILARCH
9149 CENTER ROAD
FENTON, MI 48430
R.O.W. APPROACH

CLIENT:
DR BY: SF
CK BY: JF
P.M.: JF
SCALE: 0 10 20
1" = 20'
JOB NO. 230208
SHEET NO. 1

SHEET 1 OF 1

MISC BUSINESS #1

Utility Scale Solar Facility Discussion



Livingston County Department of Planning

MEMORANDUM

TO: Tyrone Township Supervisor
FROM: Robert Stanford, Principal Planner
DATE: February 23, 2023
SUBJECT: Staff Courtesy Review

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

**Township Utility Scale Solar Ordinance
Article 22 Special Uses, Section 22.05 Site Design
Conditions, Item T. Utility-scale Solar Energy Facilities**

Tyrone Township has requested a courtesy review regarding *Tyrone Township Zoning Ordinance #36, Article 22 Special Uses, Section 22.05 Site Design Conditions, Item T. Utility-scale Solar Energy Facilities*. As requested, I have performed a preliminary, cursory review of the above-referenced Ordinance. Current language is shown in Times Roman font. Staff's comments are listed below in ***bold italics***. Suggested additions are shown in **highlighted text**.

ARTICLE 22 SPECIAL LAND USES

SECTION 22.05 SITE DESIGN CONDITIONS

All special land uses shall comply with the site plan design requirements of Article 23. In addition, certain special land uses shall also comply with design conditions unique to that use. Those special land uses and conditions are listed herein.

T. Utility-scale Solar Energy Facilities.

Tyrone Township recognizes the positive environmental impact solar energy systems promise as an energy alternative to traditional sources. Concurrently, the Township has an obligation to ensure use of lands within its jurisdiction provide a net positive effect in terms of impact, support of the Township Master Plan, and availability of land resources.

1. Regulations. The following regulations are intended to ensure the interests of the landowner and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In zoning districts where they are permitted or special land uses, facilities for the capture, storage, and distribution of solar energy for commercial purposes are subject to the following standards:

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

●
(517) 546-7555
Fax (517) 552-2347

●
Web Site
co.livingston.mi.us



a. Lease Unit Boundary. The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a solar energy facility. The Lease Unit Boundary may cross road rights-of way, but required setbacks shall be provided and calculated on each side of any such road.

b. Location and Setbacks. The solar energy system shall not be located closer to the road than any portion of a principal building located on the same parcel. The solar energy facility setback requirements are found in the table below. For parcels abutting Old US-23, the minimum setback from Old US-23 shall be 50 feet. All accessory equipment shall be subject to the same requirements. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing or likely adjacent development.

District	FR	PCI	PIRO-A	PIRO-B	PIRO-C
Front Yard Setback	*50	100	100	100	100
Side Yard Setback	30	30	30	30	30
Rear Yard Setback	75	30	30	30	30

*In the FR district if the prevailing setbacks of structures on adjacent properties within 500 feet are greater than 50 feet the front yard setback must be increased to those average setbacks, but is not required to be greater than 150 feet.

STAFF COMMENTS: *The above setback provisions should clarify how they are measured. There are several different alternatives. For example, setbacks can be measured from the property line or road ROW to the closest point at minimum tilt or from any solar energy system component. If the solar energy system facility is located next to a residential zoning district, the township may want to consider expanding these setback requirements to decrease the undesirable aspects of the facility on these neighboring properties (glare, noise, visual impacts, etc.).*

The Township proposes to allow Utility Scale Solar Energy Facilities as a Special Use in the FR, PCI, and PIRO A, B, and C zoning districts. The intent statement for each of these districts are listed below:

SECTION 4.00 INTENT

The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR and RE District are not likely to be served with centralized public water and sewer facilities.

SECTION 13A.00 INTENT

The PCI Planned Commercial Industrial District is designed to accommodate land extensive commercial uses serving both residents and businesses in the Township. These uses typically



include outdoor storage or display, may require large sites, access to a major thoroughfare, and may have offsite impacts. Standards are provided to create an environment of consistent attractive character and design with generous landscaping, screening, and attractive buildings, where permitted uses will not negatively impact adjacent uses in other zoning districts. The PCI District is intended to be located near the freeway, with interchange access but not immediately adjacent to the interchange. Therefore, the appearance of uses in this district is important to the image of the community and maintaining the quality of life.

SECTION 16A.00 INTENT

The intent of the PIRO District is to encourage the development of a high quality office, research and industrial environment, in campus-type settings with generous landscaping, low intensity lot coverage, and preserving significant natural features. Such areas are often visible from freeways, in high image locations and can impact the impression the Township makes on visitors and travelers, which influences the marketability of the land and the community.

The PIRO District is intended to provide a desirable location for larger office, light industrial, and limited heavier industrial uses as provided in the table of permitted and special uses provided below. The District provides opportunities for enterprises to locate office facilities with laboratories or small assembly or distribution sites nearby. By integrating these uses into a planned development, potential impacts of the heavier uses may be mitigated.

The distribution of land uses in the PIRO District is regulated in three sub-districts: PIRO-A (Research and Office), PIRO-B (Light Industry), and PIRO-C (General Industry). The subdistricts are designated to ensure that appropriate land transitions occur and that potential use incompatibilities are avoided. The planned location of these sub-districts is illustrated and described in the Future Land Use Plan chapter of the Tyrone Township Master Plan. Development of PIRO-zoned land shall be consistent with this Plan, as determined by the Township. The boundaries of the sub-districts as illustrated on the Future Land Use Map are general, allowing for flexibility when rezoning to one or more of the PIRO sub-districts. When reviewing a potential rezoning, the Township shall consider the proposed location and range of uses that would be permitted in the context of the overall PIRO planned district, to ensure that the purpose and intent of these regulations will be maintained, including proper land transitions and protections from negative impacts and incompatible uses. The Township's Zoning Map shall identify the boundaries of each sub-district as it is adopted, and the land within each sub-district shall be regulated as provided herein.

Use of the Planned Unit Development (PUD) process is encouraged for sites larger than 20 acres. This will provide additional flexibility to the property owner and designer, and further enable coordination among various on-site uses.

Staff would recommend that the Township reevaluate including the FR Farming Residential zoning district into the group of targeted districts for utility-scale solar energy facilities. While the district is the largest zoning district in the Township by acreage, which means that there are still large unoccupied parcels available, the intent of the district does not support the development of utility-scale solar energy facilities in these areas. As the intent statement states: the desired characteristics of the FR district are: "the protection of lands



best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single family residential development that does not alter the general agricultural character of the district. The intent of the district is also the protection of vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Therefore, staff does not believe that the development of utility-scale solar energy facilities is conducive to the continued long-term viability of the intended nature of this zoning district.

In addition, staff believes that the PCI and specifically the PIRO-B and PIRO-C zoning Districts would be the more suitable for supporting utility-scale solar energy facilities. While the intended development pattern within these districts calls for a campus-like atmosphere with “generous landscaping, low intensity lot coverage, and preserving significant natural features”, the inherent characteristics of these areas, are that they are intended to support “a desirable location for larger office, light industrial, and limited heavier industrial uses as provided in the table of permitted and special uses [for each district]”. Thus, these areas would be more conducive to supporting utility-scale solar energy facilities than the FR Farming Residential zoning district.

Also, the text states that these areas fall under the category of “PUDs”, or Planned Unit Developments. Therefore, the use of the PUD process is encouraged for sites larger than 20 acres (typically utility-scale solar facilities are much larger than 20 acres in area) and provides additional flexibility to the development and design process and further enable coordination among various on-site uses.

As staff was unable to identify any PIRO-designated zoning districts on the current zoning map available online, it is highly recommended that the township consider adding these areas in the desired locations so that the official zoning map of the township identifies all districts identified in the map legend (currently it is somewhat confusing).

c. Height. The height of the solar energy system and any mounts shall not exceed 15 feet when oriented at maximum tilt.

***STAFF COMMENT:** Staff would recommend revising this provision to be a bit more inclusive of all components associated with the utility-scale solar energy facility in the following manner:*

The height of the Commercial Solar Energy System and any mounts, buildings, accessory structures, and related equipment must not exceed fifteen (15) feet when orientated at maximum tilt. Lightning rods may exceed fifteen (15) feet in height, but they must be limited to the height necessary to protect the Commercial Solar Energy System from lightning.

d. Screening. Landscaping shall be provided to screen the racking and any accessory equipment from view at a six (6) foot ground level from adjacent properties or public rights-of-way, unless otherwise determined and/or modified by the Planning Commission and/or Township Board.

***STAFF COMMENT:** Staff would recommend revising this provision to be a bit more comprehensive and descriptive. An example would be the following:*



Screening and Vegetation.

Greenbelt screening is required around any Commercial Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. At least 50% of the plants must be evergreen trees that are at least six feet tall at the time of planting. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque and that meets the requirements of this Ordinance applicable to fences may be used if approved by the Planning Commission. Each owner, operator, or maintainer of any Commercial Solar Energy System to which this ordinance applies shall utilize good husbandry techniques with respect to said vegetation, including but not limited to, proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. Plants or grasses not part of the buffer area shall be maintained by the facility operator not to exceed a height of twelve (12) inches.

Staff would also encourage staggering of any shrubbery, trees, or non-invasive plant species within the established greenbelt.

Staff would also recommend that the applicant/solar developer provide a long-term landscaping maintenance plan at the time of application or prior to final approval by the Township.

e. Glare. Solar energy systems must be placed and oriented such that concentrated solar radiation or glare does not project onto roadways and nearby properties. Applicants have the burden of proving any glare produced does not cause annoyance, discomfort, or loss in visual performance and visibility.

STAFF COMMENT: To ensure compliance with this provision, the township should require that the applicant/solar developer provide a Glare Study. The provision of such a study could be described in the following manner:

Glare Study: An analysis by a third-party qualified professional to determine if glare from the SES will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influence on the SES.

f. Batteries and Accessory Equipment. When solar storage batteries are included as part of the solar energy system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.

STAFF COMMENT: If possible, Staff would recommend against permitting on-site battery storage for safety and welfare of local residents and emergency response personnel that may not be properly trained in dealing with these specialized emergency situations.

g. Natural Feature Preservation. The plan for installation of a solar farm shall include a tree survey and plan for cutting of trees greater than 6" DBA. No such trees shall be cut in any required



setback other than those reasonably required for the installation of a drive to access the facility. Retention of natural grades, soils, and groundcover material is encouraged where feasible.

STAFF COMMENT: In this same regard, staff would recommend adding the following provision:

Environmental Impact Analysis: An applicant shall have a third-party qualified professional conduct an analysis to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.

An applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the following:

- Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resources Protection (MCL 324.3101 et seq.).
- Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.).
- Part 303 Wetlands (MCL 324.30301 et seq.).
- Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.).
- Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.).
- Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

Other types of analysis that may be of benefit to the township, which have been utilized in other utility scale solar energy system ordinances, to include as part of the required application/permit package, consist of the following:

• Wildlife Impact Analysis:

An applicant shall have a third-party qualified professional conduct an analysis to identify and assess any potential impacts on wildlife and endangered species. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally or state listed endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptors. At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, or general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law. The applicant shall follow all pre-construction and post-construction recommendations of the United States Fish and Wildlife Service. The analysis shall indicate whether a



post-construction wildlife mortality study will be conducted and, if not, the reasons why such a study does not need to be conducted. Power lines should be placed underground, when feasible, to prevent avian collisions and electrocutions. All aboveground lines, transformers, or conductors should follow any Avian Power Line Interaction Committee (APLIC, <http://www.aplic.org/>) guidelines to prevent avian mortality.

- **Provision of Manufacturers' Safety Data Sheet(s) on-site:**

Documentation shall include the type and quantity of all materials used in the operation of all equipment.

- **Fire Suppression Plan:**

A plan describing the fire suppression process and procedure, as well as training for emergency personnel.

- **Anticipated Construction Schedule**

- **Permits from the Livingston County Road Commission and/or Michigan Department of Transportation (MDOT) for permission to connect access roads to existing County roads and from the Livingston County Drain Commission for any culverts or other drainage facilities.**

- **A complete set of photos and video of the entire development area prior to construction. This would be helpful historical documentation for the township to secure and to refer to once the time comes for decommissioning and redevelopment as agricultural or other prior land use activities takes place.**

h. Drainage and Stormwater. Solar energy facilities shall not increase stormwater runoff onto adjacent properties. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff shall be managed and demonstrating that runoff from the site shall not exceed the agricultural runoff rate or otherwise cause undue flood. Any necessary permits from outside agencies for off-site discharge shall be provided. It should also be demonstrated that maintenance procedures and products will not introduce chemicals or create detrimental impacts to the natural environment, groundwater, and wildlife. Detergents should be of a biodegradable variety, and frequency of anticipated cleaning should be described.

STAFF COMMENT: To ensure compliance with this provision, the township should require that the applicant/solar developer provide a Stormwater Study. The provision of such a study could be described in the following manner:

Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the SES and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain-event (storm). Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.

i. Lot Coverage. Impervious surfaces required for the installation of ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the zoning district. Impervious surfaces for the purpose of calculating lot coverage for solar energy systems include, but are not limited to, mounting pads, footings, concrete or asphalt driveways and walkways, and



accessory structures. In the case of a solar energy system on a lease unit, maximum lot coverage standards shall apply for each parcel included within a lease unit.

STAFF COMMENT: Staff prefers this arrangement in determining maximum lot coverage as opposed to a set percentage that some communities chose to use.

j. Abandonment and Removal. If a solar energy system ceases to perform its intended function (generating electricity) for more than 12 consecutive months, the operator shall remove the collectors, mounts, and associated equipment and facilities no later than 90 days after the end of the 12-month period. Where the removal has not been lawfully completed as required above, and after at least 30 days' written notice, the Township may remove or secure the removal of the solar energy system or portion thereof, with the Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.

STAFF COMMENT: Within this same context, the township should consider adding provisions for repowering the facility, in cases where repairs or replacements to solar energy system components are necessary, in order to properly maintain the system. These regulatory provisions should only pertain to repowering the solar energy system in order to maintain or increase the power rating within the EXISTING project footprint. Any proposal to change the project footprint of an existing solar energy system should be processed as a NEW application and permit.

k. Decommissioning. The ground shall be restored to its original condition within 60 days of removal of structures. Acceptable ground covers include grasses, trees, crops, or other material demonstrated to be characteristic of the surrounding land. All above and below ground materials shall be removed when the solar energy system is decommissioned.

STAFF COMMENT: As part of this process, the township must consider what, if any, infrastructure would be allowed to remain on site (service road, fencing, etc.).

The decommissioning process should take on the form of an overall comprehensive plan.

l. Security. A letter of credit, cash deposit, or other security instrument found acceptable to the Tyrone Township Board. The owner(s) and/or operator of the solar energy facility shall post a security instrument in a form acceptable to the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and reclamation costs. The cost of decommissioning shall be re-reviewed and submitted to the Township annually to ensure adequate funds are allocated for decommissioning. The security instrument, defined herein, shall be appropriately adjusted to reflect the current decommissioning estimate.

- i. The applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning all structures in the facility in accordance with the requirements of this Ordinance, including reclamation to the original site conditions.



- ii. A security bond, if utilized, shall be posted and maintained with a bonding company licensed in the State of Michigan or a Federal or State-chartered lending institution acceptable to the Township.
- iii. Any bonding company or lending institution shall provide the Township with 90 days' notice of the expiration of the security bond. Lapse of a valid security bond is grounds for the actions defined in Subsection v., below.
- iv. In the event of sale or transfer of ownership and/or operation of the solar energy facility, the security instrument shall be maintained throughout the entirety of the process.
- iv. If at any time during the operation of the solar energy facility or prior to, during, or after the sale or transfer of ownership and/or operation of the facility the security instrument is not maintained, the Township may take any action permitted by law, revoke the special land use, order a cessation of operations, and order removal of the structure and reclamation of the site.
- v. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.

2. Site Plan Approval and Supporting Materials. All applications for Utility-scale Solar Energy Facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan. All site plans shall conform to the requirements of Article 23.

In addition they shall display the following information:

- a. All lot lines and dimensions, including a legal description of each lot or parcel comprising the Utility-scale Solar Energy Facility.
- b. Vicinity map showing the location of all surrounding land uses.
- c. Location and height of all proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all aboveground structures and utilities associated with a Utility-scale Solar Energy Facility.
- d. Horizontal and vertical to scale drawings (elevations) with dimensions that show the location of the proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
- e. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Utility-scale Solar Energy Facility and within one hundred (100) feet of all exterior property lines of the Utility-scale Solar Energy Facility. (exterior means the physical property lines versus the lease unit boundary lines)



- f. Proposed setbacks from the Solar Array(s) to all existing and proposed structures within the Utility-scale Solar Energy Facility.
- g. Topography for the Solar Array(s) location and the relationship to the land elevations of all existing and proposed structures within the Utility-scale Solar Energy Facility at a minimum of two (2) foot contour intervals.
- h. Access driveways within and to the Utility-scale Solar Energy Facility, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access driveways shall be subject to Livingston County Road Commission (LCRC) approval and shall be planned so as to minimize the use of lands for that purpose.
- i. Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the Utility-scale Solar Energy Facility.
- j. A written description of the maintenance program to be used for the Solar Array(s) and other components of the Utility-scale Solar Energy Facility, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Utility-scale Solar Energy Facility is decommissioned.
- k. Planned lightning protection measures.
- l. Additional detail(s) and information as required by the Tyrone Township Zoning Ordinance, or as required by the Planning Commission and/or Township Board.

STAFF COMMENT: In addition to the application items listed above, the township should consider including any number of the following additional application items:

- A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Commercial Solar Energy System, which is subject to the Township's review and approval.
- A plan for managing any hazardous waste, which is subject to the Township's review and approval.
- A transportation plan for construction and operation phases, including any applicable agreements with the County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.
- An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Solar Energy System, which is subject to the Township's review and approval.

ADDITIONAL STAFF COMMENTS: At a minimum, staff would recommend that the township add the following definitions related to utility-scale solar energy facilities:



Solar Energy: The following definitions shall apply in the application of this Ordinance.

- 1. Abandonment:** Any solar energy system or facility that is no longer producing power.
- 2. Building Integrated Photovoltaics (BIPVs):** A private or utility solar energy system that is integrated into the structure of a building, such as solar roof tiles or solar shingles.
- 3. Decommission:** To remove or retire a solar energy system or facility from active service.
- 4. Ground-Mounted Solar Energy System:** A private or utility solar energy system that is not attached to or mounted on any roof or exterior wall of any principal or accessory building.
- 5. Height:** The height of a solar energy system, measured vertically from the adjacent grade to its highest point at maximum tilt.
- 6. Inhabited Structure:** Any existing structure usable for living or non-agricultural commercial purposes, including, but not limited to: working, sleeping, eating, cooking, recreation, office, office storage, or any combination thereof. An area used only for storage incidental to a residential use, including agricultural barns, is not included in this definition. If it is not clear by this definition, the Zoning Administrator shall make a determination of any structure regarding whether or not it is inhabited.
- 7. Non-Participating Property:** A property that is not subject to a Utility Solar Energy Facility lease or easement agreement at the time an application is submitted for a Special Land Use for the purposes of constructing a Utility Solar Energy Facility.
- 8. Participating Property:** A property that participates in a lease or easement agreement, or other contractual agreement, with or that is owned by an entity submitting a Special Land Use Permit application for the purpose of developing a Utility Solar Energy Facility.
- 9. Private Solar Energy System:** A Solar Energy System used exclusively for private purposes and not used for commercial resale of energy, except for the sale of surplus electrical energy back to the electrical grid.
- 10. Roof or Building-Mounted Solar Energy System:** A private or utility solar energy system that is attached to or mounted on any roof or exterior wall of any principal or accessory building but excluding BIPVs.
- 11. Solar Energy System:** A device designed to collect and transform solar energy into electricity.
- 12. Solar Farm:** See Utility Solar Energy Facility.
- 13. Utility Scale Solar Energy System or Facility:** A Solar Energy System where the principal design, purpose, or use of such system is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.

As an example of one of the more preferred development methods regarding regulating utility-scale solar energy facilities that County Planning Staff and the County Planning Commission has recently received for review and recommendation was submitted by Marion Township. Marion Township has established an overlay zone for siting this land use within its township (since the map's initial conception, the Township has been diligently revising the overall area boundaries and has reduced the size considerably). The following are the intent statements and associated permitted and special use provisions along with the initial proposed Overlay District Map for this district:



SFO: Solar Farm Overlay District

Intent: It is the intent of the Solar Farm Overlay District (SFO) to provide for the location and siting of Utility Solar Energy Facilities to promote economic development while protecting the public health, safety, and welfare; mitigating adverse impacts to agricultural lands, natural and environmentally-sensitive areas, and developed residential areas; and preserving scenic views and cultural resources. The Solar Farm Overlay District is intended to include areas with large tracts of land in proximity to electrical transmission lines to limit potential impact on other areas and uses within the Township.

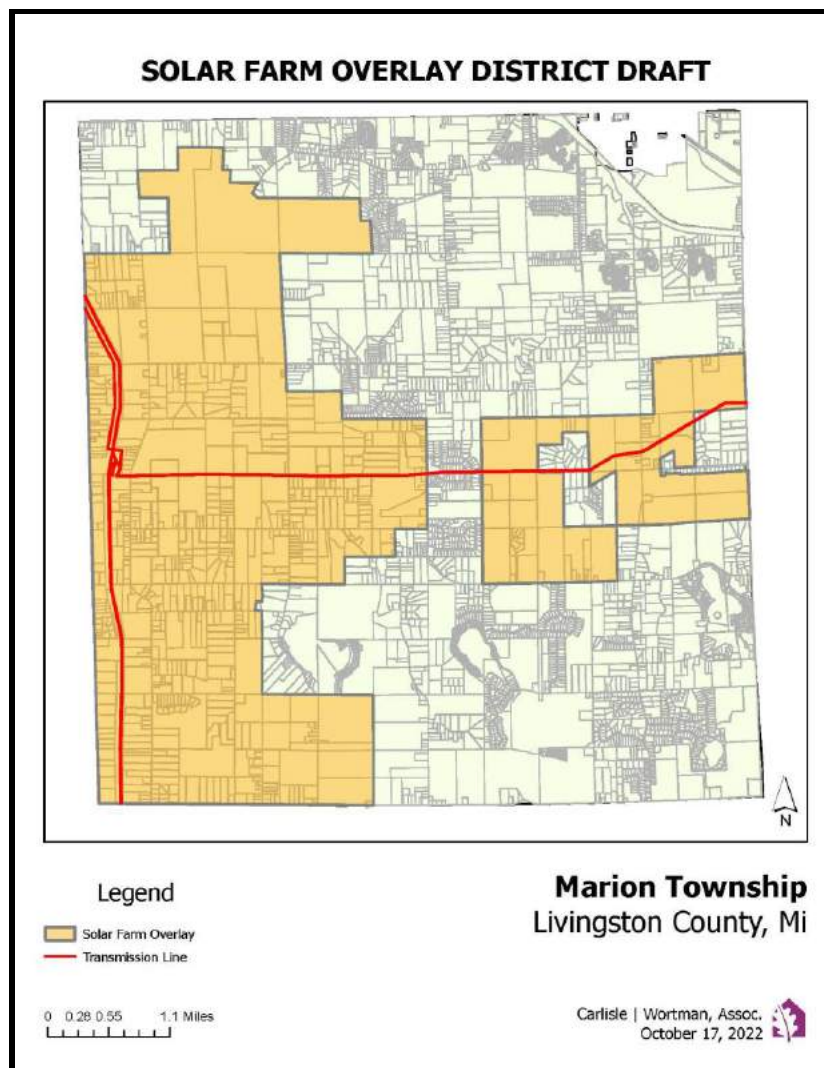
Permitted Accessory Uses:

Accessory uses or structures clearly incidental to the operation of an approved Utility Solar Energy Facility.

Uses Permitted By Special Use Permit: (See specific Provisions in Article XVII)

Utility Solar Energy Facilities.

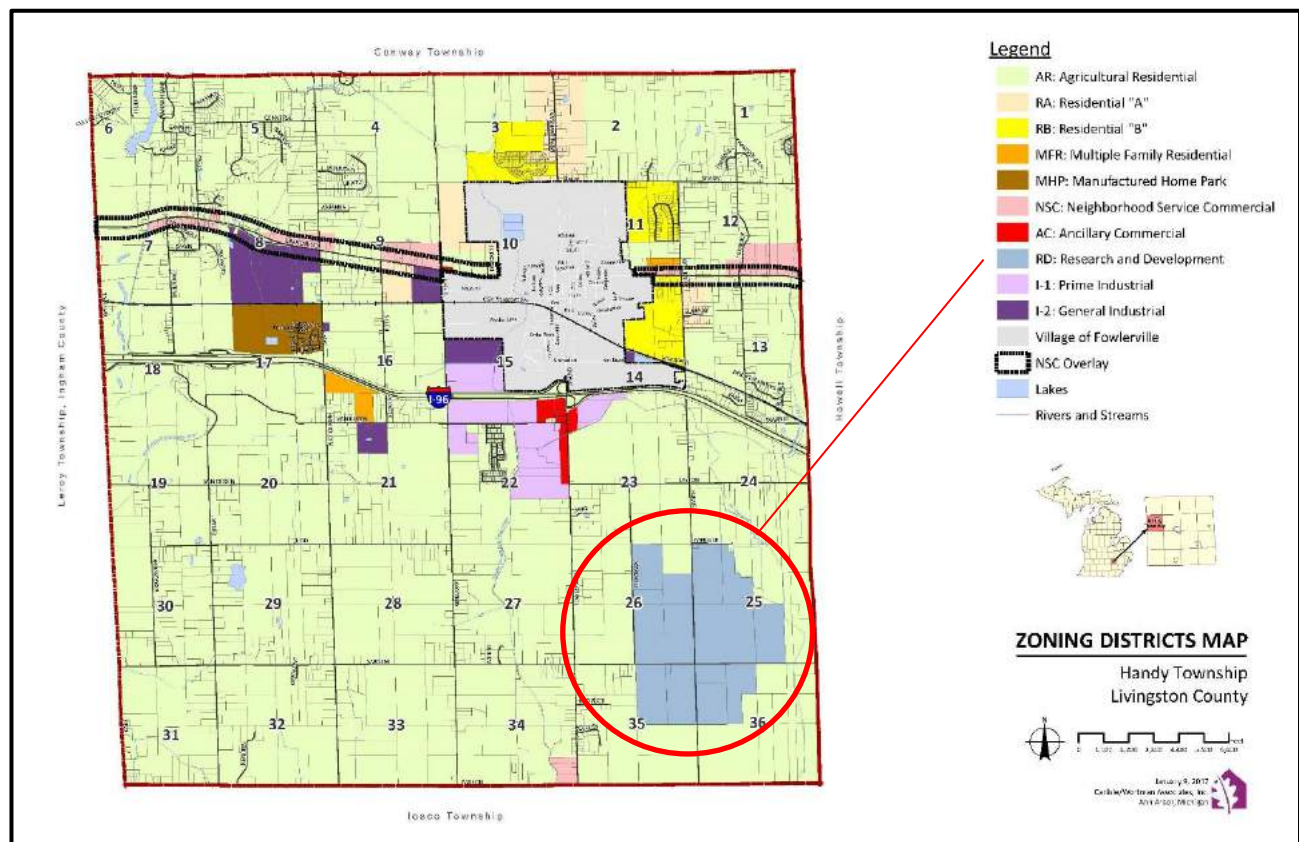
Marion Township Initial Solar Farm Overlay District (as of December 2022)





Another one of the preferred alternatives recently reviewed by County Planning and the County Planning Commission is that of Handy Township. Handy Township's utility solar ordinance utilizes a previously designated and well-established Research and Development zoning district (located southeast of the Village of Fowlerville) by which to plan and allow for future utility-scale solar energy facility development. The benefit of this alternative is that the site is of relative size to support this type of land use activity (200 acres+) and is in close proximity to an existing overhead high power electricity line corridor. Handy Township has chosen to prohibit utility-scale solar energy facilities on PA 116 lands (which are allowed in other, more appropriate lands within the township, thus, the township is proactively protecting the community's agricultural and rural, open space nature while also allowing this new renewable energy source at a well defined area of the township.

Handy Township R & D Zoning District (highlighted below)





The Township should also decide whether it wishes to permit utility-scale solar energy facilities on properties enrolled in the PA 116 Farmland and Open Space Preservation Program.

If not already done so, it would be beneficial for the township consider all permutations of solar energy systems: accessory roof-mounted, accessory ground mounted, principal use (small-scale), and principal use (large-scale, utility-scale).

It's also important to include the following provisions in any utility-scale solar energy facilities ordinance:

Validity and Severability

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Repealed

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Effective Date

This Ordinance takes effect seven (7) days after publication as provided by law.

Lastly, it's very important to consult with and utilize township legal counsel with developing the township's solar energy facility ordinance language.

There are now available Community Energy Management Incentive Programs available to upgrade plans and ordinances for renewable energy:

*Grants for updating plans and ordinance for renewables:
up to \$25,000*

sending postcards to residents for planning process, support for public meetings, etc.

2023 cycle open – January 1 -May 31 or until funds are 100% committed:

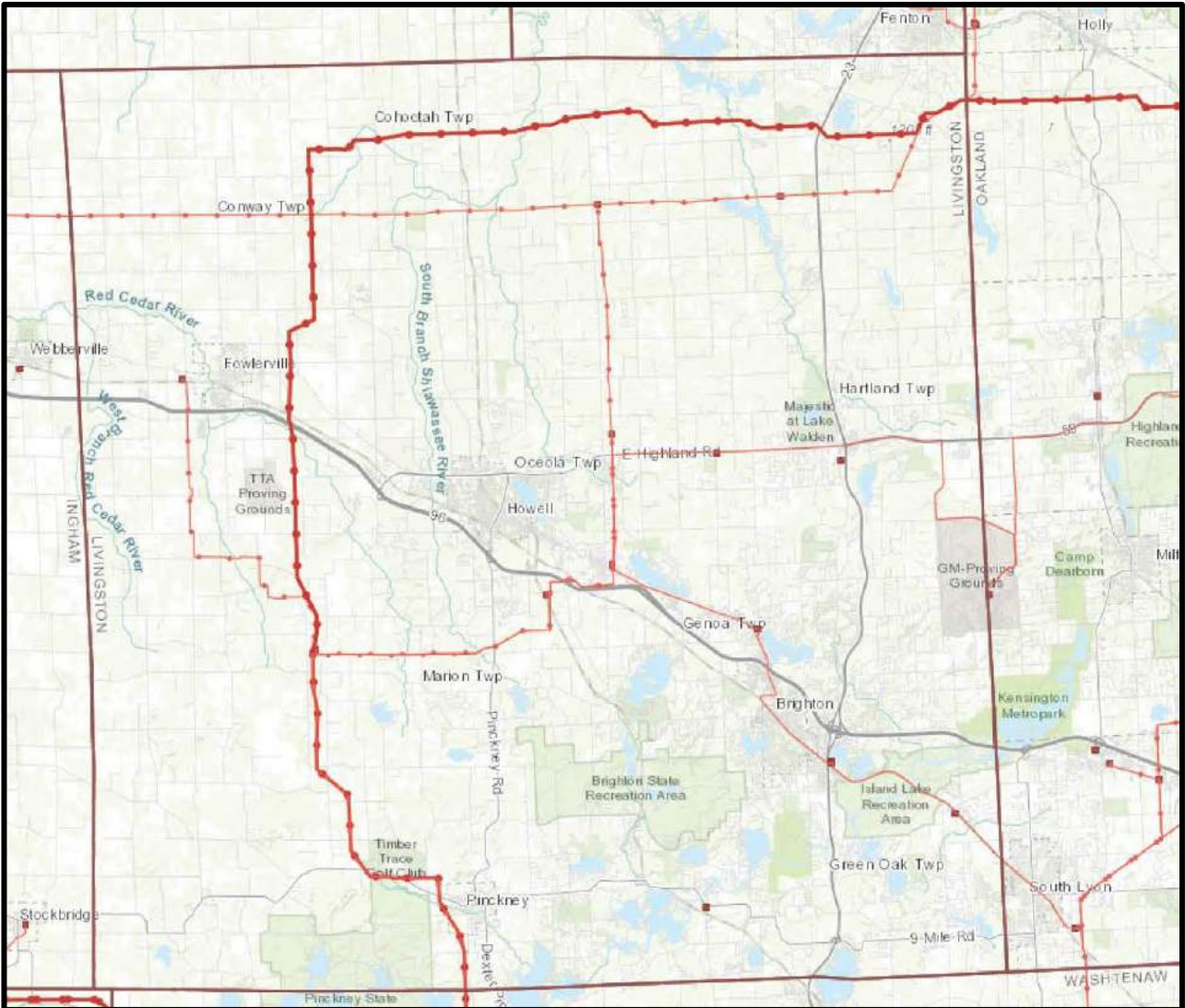
Email: Jessica Crawford: crawfordj15@michigan.gov

Apply at: www.michigan.gov/energy

County Planning Staff hopes that Tyrone Township finds this courtesy review helpful and derives some practical benefit from it when determining whether to revise its current standards. County Planning Staff is always willing to share best practices it becomes aware of with all 20 of our local community planning partner communities, either knowledge gained in the course undertaking the monthly review of township zoning and master plan amendments submitted by one or many of our fourteen local township planning partners, or via the numerous planning conferences, webinars and training sessions attended by staff on a regular basis.



The map below provides the location of all main electrical transmission lines in the County.



Livingston County Electric Transmission Lines

Source: <https://ezmt.anl.gov>