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**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 14, 2023 7:00 p.m.**

This meeting was held at the Tyrone Township Hall

PRESENT: Rich Erickson, Kurt Schulze, Garrett Ladd, Kevin Ross, and Steve Krause

ABSENT: Bill Wood and Jon Ward

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Steve Krause moved to amend the agenda to move New Business #1 ahead of all other business. Kevin Ross supported the motion. The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

11/02/2022 Regular Meeting Minutes: Kurt Schulze moved to approve the minutes as amended; Steve Krause supported the motion. The motion carried by unanimous voice vote.

12/13/2022 Regular Meeting & Public Hearing Minutes: Kurt Schulze moved to approve the minutes as amended; Steve Krause supported the motion. The motion carried by unanimous voice vote.

Prior to opening the floor for public comment, Chairman Erickson mentioned that Zach Michels was no longer with Carlisle Wortman and that Doug Lewan would be covering for Zach.

CALL TO THE PUBLIC:

Chairman Erickson opened the floor to receive public comments.

Residents Steve Hasbrouck and Jannette Ropetta spoke in favor of the proposed Special Land Use for a woodworking agribusiness.

Resident Kim Fracalossi had some questions about solar facilities. Resident Stefani Schulte expressed concerns regarding utility-scale solar facilities. Resident Scott Dietrich spoke regarding the Peabody Ice Climbing business as well as the woodworking agribusiness special land use. Resident Craig Drelles spoke against solar farms.

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NEW BUSINESS:

- 1) **Milarch Agribusiness Special Land Use:** The applicant provided a summary of the request to the Planning Commission. Ross Nicholson then gave an overview of where they were in the process. The Planning Commission discussed the site plan, anticipated traffic, fire safety, hours of operation, noise, special events, number of customers, signage, parking, and equipment used for the business. It was discussed that the Planning Commission Subcommittee had met with the applicant to review his application and that they determined it would fit into the agribusiness category for a special land use. They requested additional information to be provided before the public hearing such as the distance between structures and property lines and adding hours of operation to the site plan. It was determined that a public hearing would be scheduled.

NEW BUSINESS:

- 1) **Master Plan:** The Planning Commission went over the status of the Master Plan process. Rich Erickson asked the Planning Commission to review the draft Existing Land Use Map and make notes to be discussed at the next workshop meeting.

CALL TO THE PUBLIC:

Several public comments were received regarding solar farms and other Special Land Use applications currently under review. Resident Scott Dietrich expressed concerns that the neighbors of Mr. Milarch will be affected by his woodworking business. More concerns were raised about the Peabody Ice Climbing business. Regarding the proposed woodworking Special Land Use, resident Steve Hasbrouck said he didn't feel like the Planning Commission should require an engineered site plan; he felt it was unnecessary.

MISCELLANEOUS BUSINESS:

- 1) **Utility-Scale Solar Facility Discussion:** The Livingston County Planning Department provided a courtesy review of the current Tyrone Township Utility-Scale Solar Facility standards. The Planning Commission discussed this review and determined that they would like to review and potentially amend the standards at a future meeting.

ADJOURNMENT: The meeting was adjourned at 8:23 pm by Chairman Erickson.