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**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING MINUTES
June 13, 2023 7:00 p.m.**

This meeting was held at the Tyrone Township Hall

PRESENT: Rich Erickson, Kevin Ross, Steve Krause, Jon Ward, and Bill Wood

ABSENT: Garrett Ladd and Kurt Schulze

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Steve Krause moved to amend the agenda to move Old Business ahead of New Business. Kevin Ross supported the motion. The motion carried.

APPROVAL OF THE MINUTES:

May 31, 2023 Special Meeting Minutes: Steve Krause moved to approve the minutes as presented. Kevin Ross supported the motion. The motion carried.

CALL TO THE PUBLIC: A couple of public comments were received.

OLD BUSINESS:

- 1) **Solar (Utility Scale).** No new information was available for this meeting. Chairman Erickson talked about the draft ordinance that included recommendations from Livingston County. The Planner, Matteo Passalacqua, said he'd reviewed the recommendations from Livingston County and added some notes. Every time it's been reviewed at a meeting the language has become clearer as far as what the requirements are. He said that the draft hadn't been completed yet, so there are no updates. The Planner indicated that he was working on it and should have something for an upcoming meeting.

The Planning Commission then had a brief discussion about accessory structures and the maximum permitted size of 800 square feet. It was agreed that that was small, and they'd like to see our Ordinance changed.

Going back to the utility-scale solar topic, Chairman Richard Erickson asked Matteo Passalacqua about utility-scale solar being permitted or not permitted in other communities. He said it's

43 definitely a buzz topic; a big issue he's hearing is whether to allow battery storage on-site. He
44 wasn't familiar with whether there were any communities that have permitted utility-scale solar
45 and at what size, if any.

46

47 Steve Krause motioned to amend the agenda to move Old Business #1 ahead of New Business
48 #1. Kevin Ross supported. The motion carried.

49

50 **NEW BUSINESS:**

51

52 **2. Master Plan**

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54 The Planning Commission discussed the Future Land Use Map. They recommended several
55 changes to the map; the Planner indicated he'd make the changes prior to the next workshop
56 meeting.

57

58 At 7:30 pm, Steve Krause motioned to suspend the regular meeting and go into the public
59 hearing portion of the meeting. Bill Wood supported the motion. The motion carried.

60

61 **NEW BUSINESS:**

62

63 **1. Wade-Hall increase in accessory structure.**

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65 Chairman Richard Erickson read aloud the public notice:

66

67 *A request by Travis Wade & Tera Hall for an increase in the permitted accessory building floor*
68 *area up to a maximum of 1,200 square feet (1,040 sq. ft. requested), subject to compliance with*
69 *the percent lot coverage and placement standards in Article 20, Schedule of Regulations and*
70 *Section 21.02.G of the Zoning Ordinance. The property is zoned LK-1, Lake Front Residential.*

71

72 The applicant, Travis Wade, explained his request to the Planning Commission. He currently has
73 a small shed and needs a larger accessory structure. Steve Krause asked what size the walls were;
74 the applicant stated they will be 10-foot walls. The exterior of the structure will match the house.
75 It was determined that the structure will not interfere with anyone's lake view. The setbacks for
76 that zoning district are 10 feet; he wishes to place it 14 feet from the property line.

77

78 Steve Krause motioned to close the Public Hearing; Kevin Ross supported the motion. The
79 motion carried.

80

81 Steve Krause motioned to approve the applicant's request to build a 1,040 square feet accessory
82 building. Kevin Ross supported the motion. The motion carried.

83

84 The Planning Commission returned to Old Business #1, Master Plan. They discussed with each
85 other and with the Planner some changes and additions that are needed. The Planner has a
86 working draft prepared, and he says they are on track to completing the Master Plan. It was
87 discussed that there will be a joint meeting with the Township Board regarding the Master Plan;
88 the goal is for July.

89

90 **CALL TO PUBLIC:** No comments were received.

91

92 **MISCELLANEOUS BUSINESS:** The Township Board discussed and determined that
93 residential construction permits should require a survey. Ross Nicholson will be sending the
94 Planning Commissioners information on this topic.

95 The next Planning Commission workshop meeting will be held on Wednesday, June 21, 2023.

96 **ADJOURNMENT:** The meeting was adjourned at 8:26 pm by Chairman Erickson.

APPROVED