

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 11, 2023- 7:00 PM**

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

ABSENT: Garrett Ladd

CALL TO ORDER: 7:00 pm

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Kurt Schulze made a motion to move New Business item #1 ahead of all other business items. Steve Krause supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

06/13/2023 Regular Meeting Minutes: Steve Krause made a motion to approve the June 13, 2023 regular meeting minutes as presented. Kevin Ross supported the motion. Motion carried by unanimous voice vote.

CALL TO THE PUBLIC: No comments were received.

NEW BUSINESS:

1) Williams/Fay Temporary Dwelling During Construction:

The Planning Commission reviewed the application and the applicants provided a summary of their request to utilize a travel trailer as a temporary dwelling during construction of a new dwelling on vacant land. Steve Krause made a motion to recommend Township Board approval of the application. Jon Ward supported the motion. Motion carried by unanimous voice vote.

OLD BUSINESS:

1) Master Plan:

The Planning Commission briefly discussed the latest version of the draft Future Land Use Map discussed suggestions for revisions and provided direction to the Planner. The Planner indicated that it is anticipated that a full draft of the Master Plan should be available for review at an upcoming meeting.

2) Utility-Scale Solar Facilities

The Planning Commission reviewed the draft ordinance text of the proposed amendments to the utility-scale solar facilities regulations with the Planner and provided input. The possibility of creating an overlay district was discussed. The Planning Commission determined that they believe on-site battery storage should be prohibited if possible.

CALL TO THE PUBLIC:

Scott Dietrich (resident) stated that there is an excessive amount of truck traffic along White Lake Road as well as other areas in the Township. He indicated that the landfill located nearby in Genessee County will be

closing in less than 10 years and believes that there will likely be a push to open a new landfill in Deerfield/Tyrone Townships.

Jannette Ropeta (resident) indicated that she believes the Township should not be experiencing the number of technical problems with the audio/video recording system. She commented on the proposed solar ordinance amendments and recommended that the Planning Commission look further into the possibility of prohibiting utility-scale solar facilities within the Township. She cited examples of other municipalities that have prohibited utility scale solar facilities. She recommended that the Township consult with an additional attorney on the topic of utility scale solar facilities.

MISCELLANEOUS BUSINESS: Next Workshop: 07/19/2023 at 6:00 pm.

ADJOURNMENT: 8:21 pm