

**TYRONE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AGENDA  
September 12, 2023- 7:00 PM**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF THE AGENDA:**

**APPROVAL OF THE MINUTES:**

- 1) 07/11/2023 Regular Planning Commission Meeting Minutes
- 2) 08/08/2023 Regular Planning Commission Meeting Minutes

**CALL TO THE PUBLIC:**

**OLD BUSINESS:**

- 1) Master Plan
- 2) Utility-Scale Solar Facilities

**NEW BUSINESS:**

- 1) Key increase in accessory structure size

**CALL TO THE PUBLIC:**

**MISCELLANEOUS BUSINESS:**

- 1) Next Workshop: Wednesday, September 20, 2023.

**ADJOURNMENT:**

**TYRONE TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
September 12, 2023 7:30 PM**

**The notice below was published in the Tri-County Times on Sunday, August 27, 2023, in compliance with the Open Meetings Act.**

**TYRONE TOWNSHIP PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, September 12, 2023, beginning at 7:30 p.m. at the Tyrone Township Hall, 8420 Runyan Lake Road, Fenton, Michigan 48430. The purpose of the Public Hearing is:

**To receive public comments regarding the following proposal:**

**A request by Leland and Julie Key for an increase in the permitted accessory building floor area up to a maximum of 1,200 square feet (1,200 sq. ft. requested), subject to compliance with the percent lot coverage and placement standards in Article 20, Schedule of Regulations and Section 21.02.G of the Zoning Ordinance. The property is located at 6315 Shannon Glen Drive, Fenton, MI 48430, Parcel ID:4704-32-100-018, zoned R-1, Single-Family Residential.**

Additional information is available at the Tyrone Township Zoning Department, 8420 Runyan Lake Road, Monday through Thursday, 9:00 a.m. to 5:00 p.m. They can be reached at (810) 629-8631 or via email at [zoning@tyronetownship.us](mailto:zoning@tyronetownship.us). Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810)629-8631 at least seven (7) days prior to the meeting.

Rich Erickson  
Tyrone Township Planning Commission

**PUBLIC HEARING AGENDA:**

- 1) Open the Public Hearing**
- 2) Reading of the Public Notice**
- 3) Review of the Application**
- 4) Receive Public Comments**
- 5) Planning Commission and Planner Comments**
- 6) Close the Public Hearing**

# APPROVAL OF MINUTES

- 1) 07/11/2023 Regular Planning Commission Meeting  
Minutes
- 2) 08/08/2023 Regular Planning Commission Meeting  
Minutes *(not yet included in packet)*

**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

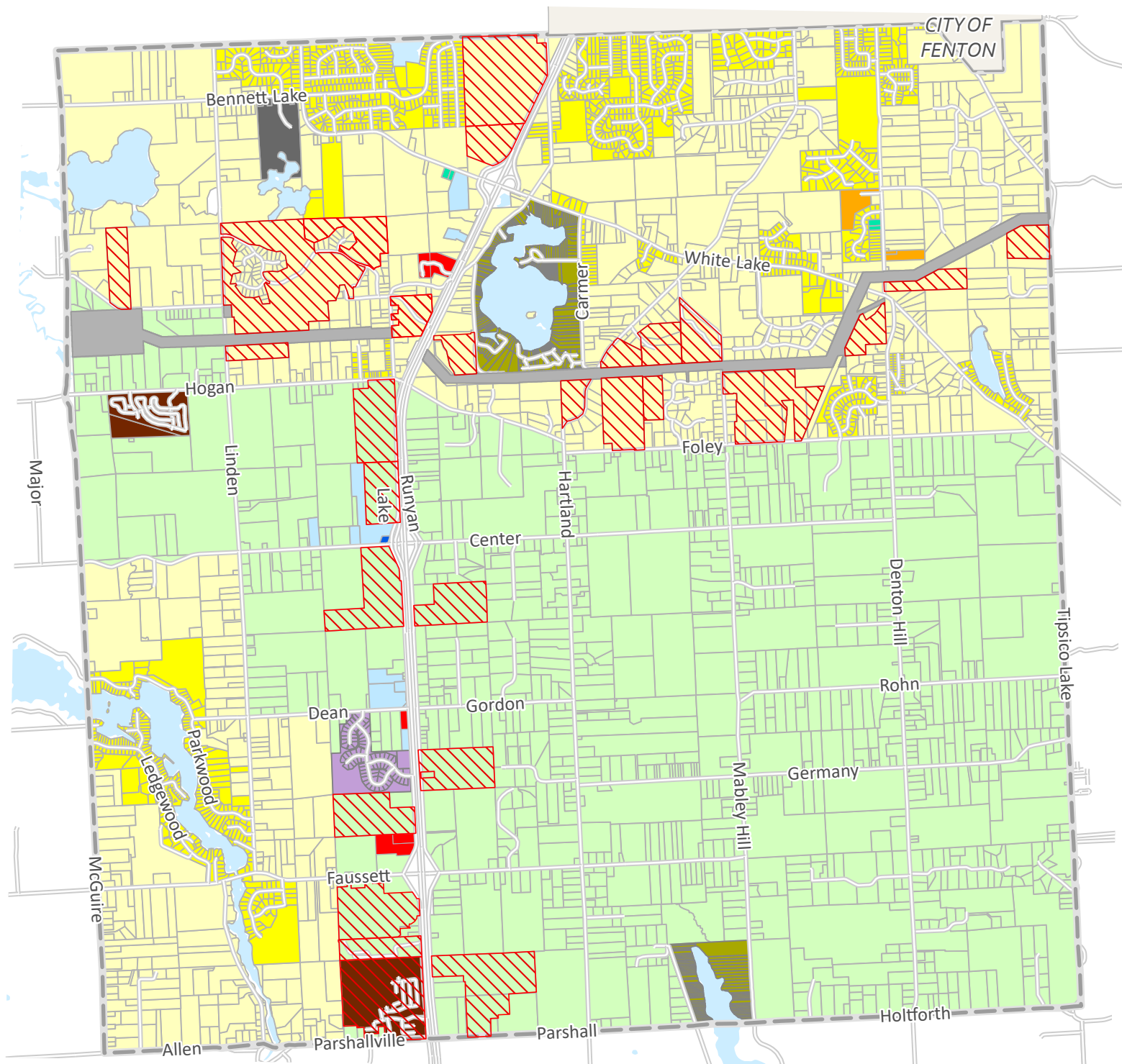
# OLD BUSINESS #1

Master Plan











*(No document attached)*

# **OLD BUSINESS #2**

Utility-Scale Solar Facilities



# **Solar Utilites Overlay Draft** Tyrone Township Livingston County, Michigan

- |   |                             |   |                          |
|---|-----------------------------|---|--------------------------|
|  | Solar Overlay               |  | Expressway Service       |
|  | Roads                       |  | Extractive Industry      |
|  | Farming Residential         |  | Light Manufacuring       |
|  | Rural Estate                |  | Office Service           |
|  | Single Family Residential   |  | Planned Unit Development |
|  | Lake Front Residential      |  | Waterways                |
|  | Multiple Family Residential |  | Tyrone Township          |
|  | Manufactured Home Park      |  | Utilities                |
|  | Community Business          |   |                          |



0 0.5 1 Miles



**Proposed Amendments to Section 2 of the Tyrone Zoning Ordinance.**

**SECTION 2.02 SOLAR ENERGY GENERATION DEFINITIONS**

**ABANDONMENT:** Any Utility-solar energy system or facility that is no longer producing power over a consecutive 12-month period of time.

**DECOMMISSION:** To remove and/or retire a Utility-scale solar energy system or facility from active service.

**HEIGHT:** The height of a Utility-scale solar energy system, measured vertically from the adjacent grade to its highest point at maximum tilt.

**SOLAR ARRAY.** A collection of solar panels, wired together to generate electricity from the sun.

**UTILITY-SCALE SOLAR ENERGY FACILITIES.** ~~A facility where the principal design, purpose, or use is to provide energy to off-site uses or the wholesale or retail sale of generated electricity system to produce electricity for sale back to, or use in, an electrical energy grid system and not primarily consumed on site.~~

**UTILITY-SCALE SOLAR ENERGY SYSTEMS.** A device, and/or components designed to collect and transform solar energy into electricity.

**Proposed Amendments to Section 22.05 Part T of the Tyrone Zoning Ordinance.**

**A. 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.~~ Utility-scale Solar Energy Facilities may be permitted in Solar Overlay Districts, subject to the following conditions:

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:
  - a. **Lease Unit Boundary.** The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a Utility-scale 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 Utility-scale solar energy system shall not be located closer to the road than any portion of a principal building located on the same parcel. The Utility-scale 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	50ft	100ft	100ft	100ft	100ft
Side Yard Setback	30ft	30ft	30ft	30ft	50ft
Rear Yard Setback	75ft	30ft	30ft	30ft	50ft

\*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. Setbacks shall be measured from the property line to the closest point at minimum tilt or from any Utility-scale solar energy system component or supporting structure. In instances where a proposed Utility-scale solar energy facility abuts a residential zone and/or use, setbacks related to the abutting line shall be doubled.

**Commented [MP1]:** This is the section that will be edited to accommodate the overlay district language and its setbacks.

The Intent of these districts can be located accordingly: Sec. 4, 13A & 16A

- c. **Height.** The height of the Utility-scale 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 Utility-scale solar energy system from lightning and clearly shown in site plan proposals.
- d. **Screening.** Greenbelt screening is required around any Utility-scale solar energy facility and around any equipment associated with the system to obscure, to the greatest extent possible, the Utility-scale 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. Each owner, operator, or maintainer of any Utility-scale solar energy facility 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. Applicant agrees to submit an acceptable and reasonable long term landscape maintenance plan prior to final approval.

- e. **Glare.** Utility-scale 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. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to determine if glare from the Utility-scale solar energy system will be visible from nearby residents and roadways. The analysis shall consider the changing position of the sun throughout the day and year, and its influence on the Utility-scale solar energy system.
- f. **Natural Feature Preservation.** The plan for installation of a Utility-scale solar energy facility 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.
- g. **Environmental Impact Analysis:** An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required 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 324.31001 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.).

- h. Drainage and Stormwater.** Utility-scale 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.

Stormwater Study: An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to account for the proposed layout of the Utility-scale solar energy facility 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 Utility-scale 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 Utility-scale 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 Utility-scale solar energy facilities on a lease unit, maximum lot coverage standards shall apply for each parcel included within a lease unit.
- j. Abandonment, Removal, Repowering and/or Maintenance.** If a Utility-scale solar energy facility 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 Utility-scale solar energy facility and/or system or portion thereof, with the Township's actual cost and reasonable administrative charges to be covered by the

operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire decommissioning and removal of all equipment and fixtures on the site. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.

If due to abandonment and/or negligence to maintain, the township shall have the right to enter the site for the reason of repowering the facility, in cases where repairs or replacements to the Utility-scale solar energy system components are necessary, in order to properly maintain the system. The township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire set of repairs and/or maintenance to restore the site to its original capacity. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.

- 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 Utility-scale solar energy facility and/or system is decommissioned. All installed landscaping and greenbelts shall be permitted to remain on the site as well as any reusable infrastructure as determined by the township. These can include service drives, utilities, etc.
- 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 Utility-scale 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 Utility-scale solar energy facility, the security instrument shall be maintained t h r o u g h o u t t h e entirety of the p r o c e s s .
  - v. If at any time during the operation of the Utility-scale 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.
  - vi. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.
- m. **Wildlife Impact Analysis:** The Applicant shall provide an analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, 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.

- n. **Provision of Manufacturers' Safety Data Sheet(s):** Applicant must submit manufacturer safety data sheets for all proposed equipment. If approval is granted, applicant must provide the Township with finalized manufacturer safety data sheets both to be kept on record at with the Township and on-site in a clearly marked waterproof container. Applicant must provide updated manufacturer data sheets whenever equipment is modified so that all records are up to date. Documentation shall include the type and quantity of all materials used in the operation of all equipment.
  - o. **Fire Suppression Plan:** Applicant must provide a plan describing the fire suppression process and procedure, as well as potential training for emergency personnel.
  - p. **Anticipated Construction Schedule:** Applicant must provide an anticipated construction schedule which highlights when potentially hazardous materials will be brought on-site and installed.
  - q. **Permits:** Applicant must coordinate with 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.
  - r. **Photographic Record:** Applicant must submit a complete set of photos and video of the entire development area prior to construction. This will be used as historical documentation for the township to secure and refer to if/when decommissioning and redevelopment activities takes place.
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 within 1,000 feet of the proposed site's property lines.
- c. Location and height of all proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground 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. In no instance shall barbwire be used.
- 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. Description should include the average useful life of all primary Utility-scale solar energy system equipment and components being proposed.

- k.** Planned lightning protection measures.
- l.** A plan for reviewing and reasonably resolving complaints from the public or other property owners concerning the construction and operation of the Utility-scale Solar Energy Facility, which is subject to the Township's review and approval.
- m.** A plan for managing any hazardous waste, which is subject to the Township's review and approval.
- n.** 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.
- o.** 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 Utility-scale Solar Energy Facility and/or System, which is subject to the Township's review and approval.
- p.** Additional detail(s) and information as required by the Tyrone Township Zoning Ordinance, or as required by the Planning Commission and/or Township Board.

# **NEW BUSINESS #1**

Key increase in accessory structure size

R-1

RECEIVED

JUL 25 2023

TYRONE TOWNSHIP  
PLANNING & ZONING

TYRONE TOWNSHIP  
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 6315 Shannon Glen Dr. Tyrone Township		Parcel ID/Zoning District 4704-32-100-618
Property Owner(s) Leland J. and Julie Key		Telephone 248-763-7808
Street Address 391 Becket Dr. Apt. 4		Cell Phone 248-763-7808
City Brighton	State and Zip code MI 48116	FAX or E-Mail ljkey9841@gmail.com
Authorized Agent		Telephone
Street Address		Cell Phone
City		State and Zip Code

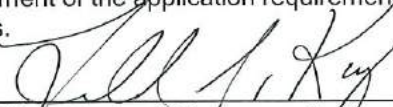
Type of Review:

- |  |  |   |
|--|--|---|
| <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 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 checked="" type="checkbox"/> Other 30' x 40' accessory building |  |   |

Project Description:

30' x 40' Accessory Building for storage.  
Bldg design will match the house per the developer agreements. Black asphalt roof with white steel siding.  
Note that the primary house is black and white farmhouse style with metal roof, asphalt shingles.

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

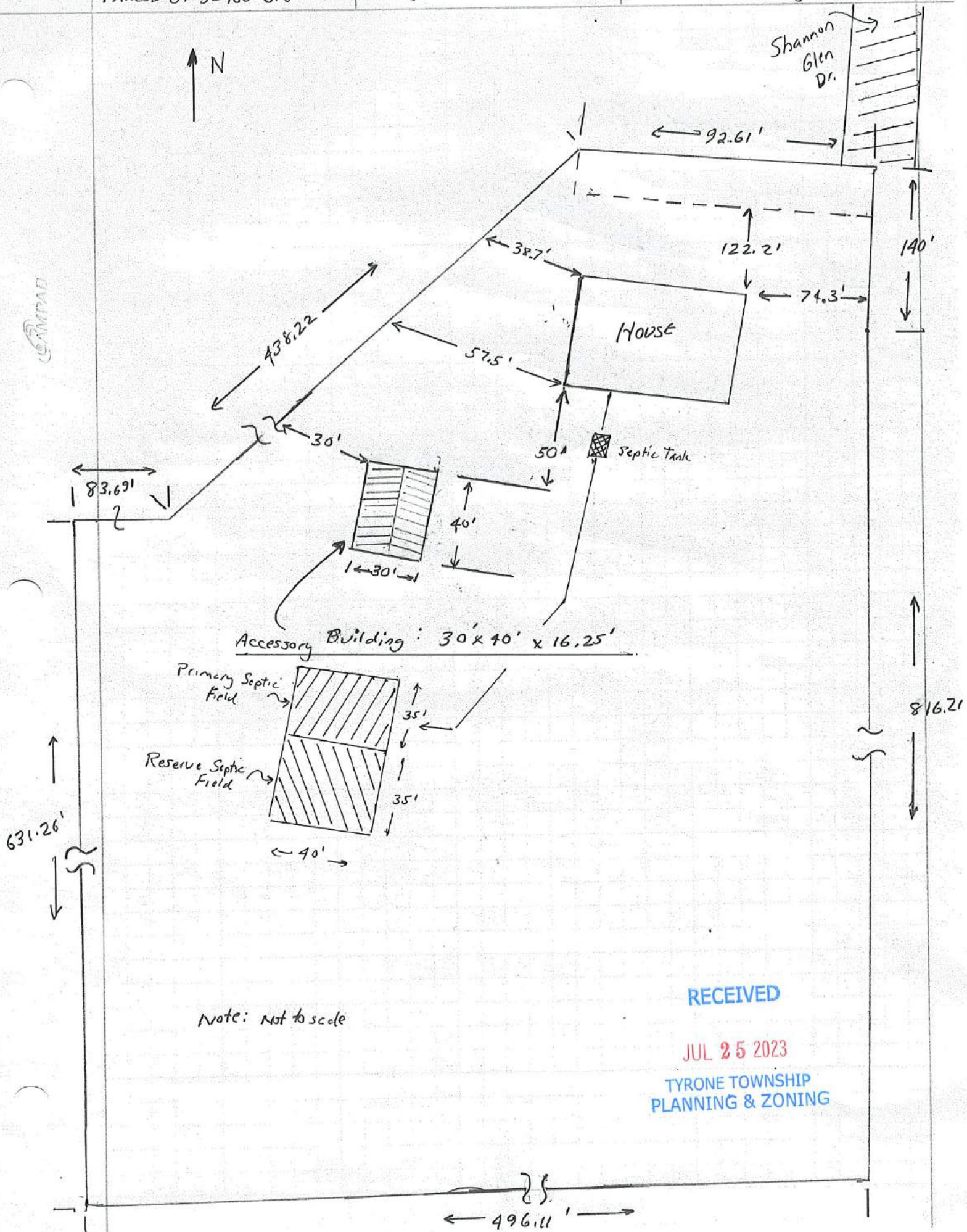
Date 7/25/23	Tax Status Paid 7/16/23	Fees: 101-000000-607-006 \$225-	Escrow: 701-000000-283- 0
Received By: KC			



6315 Shannon Glen Dr.  
PARCEL: 04-32-100-018

Zone: R1  
SITE PLAN

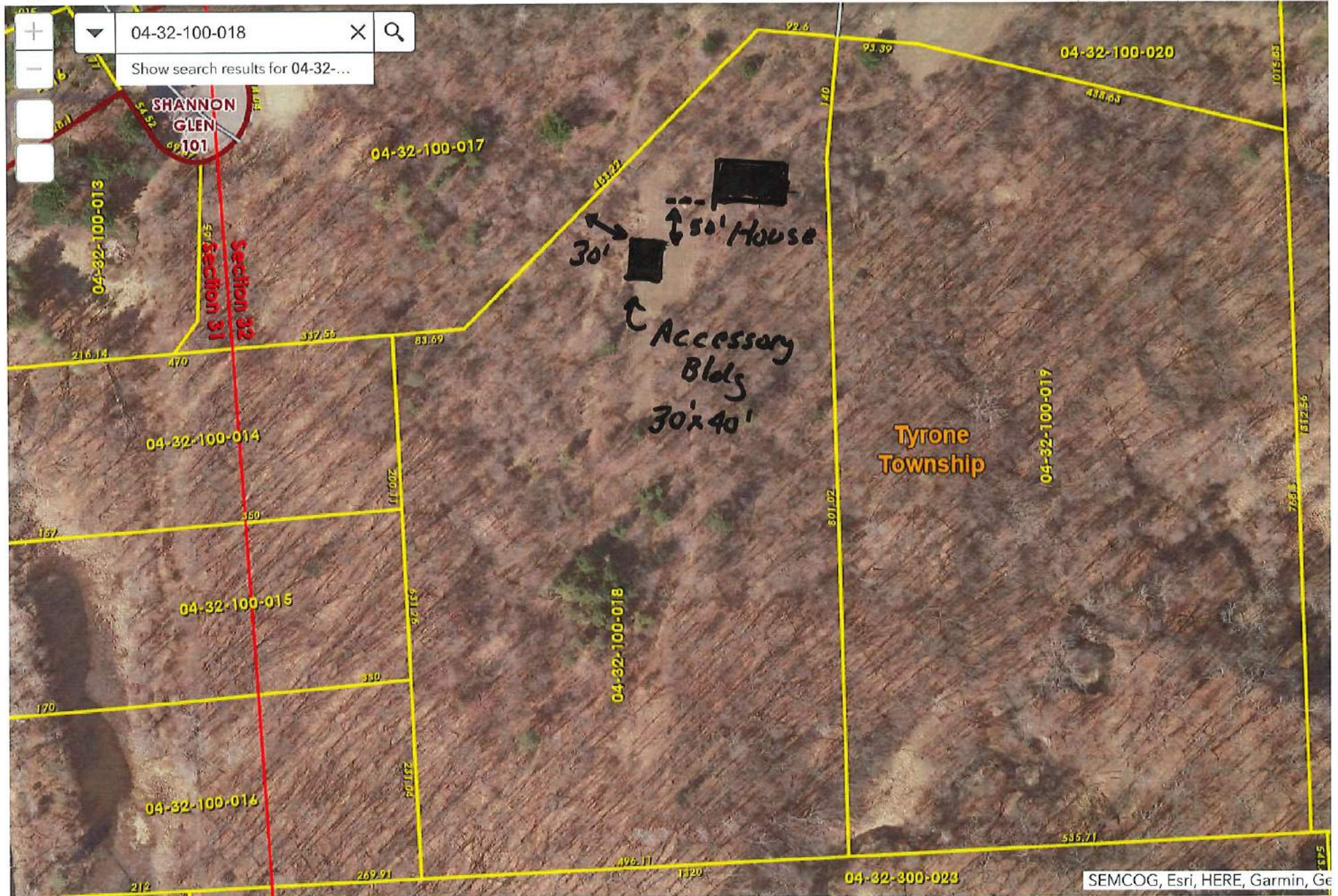
Leland B Juke Key July 23, 2023











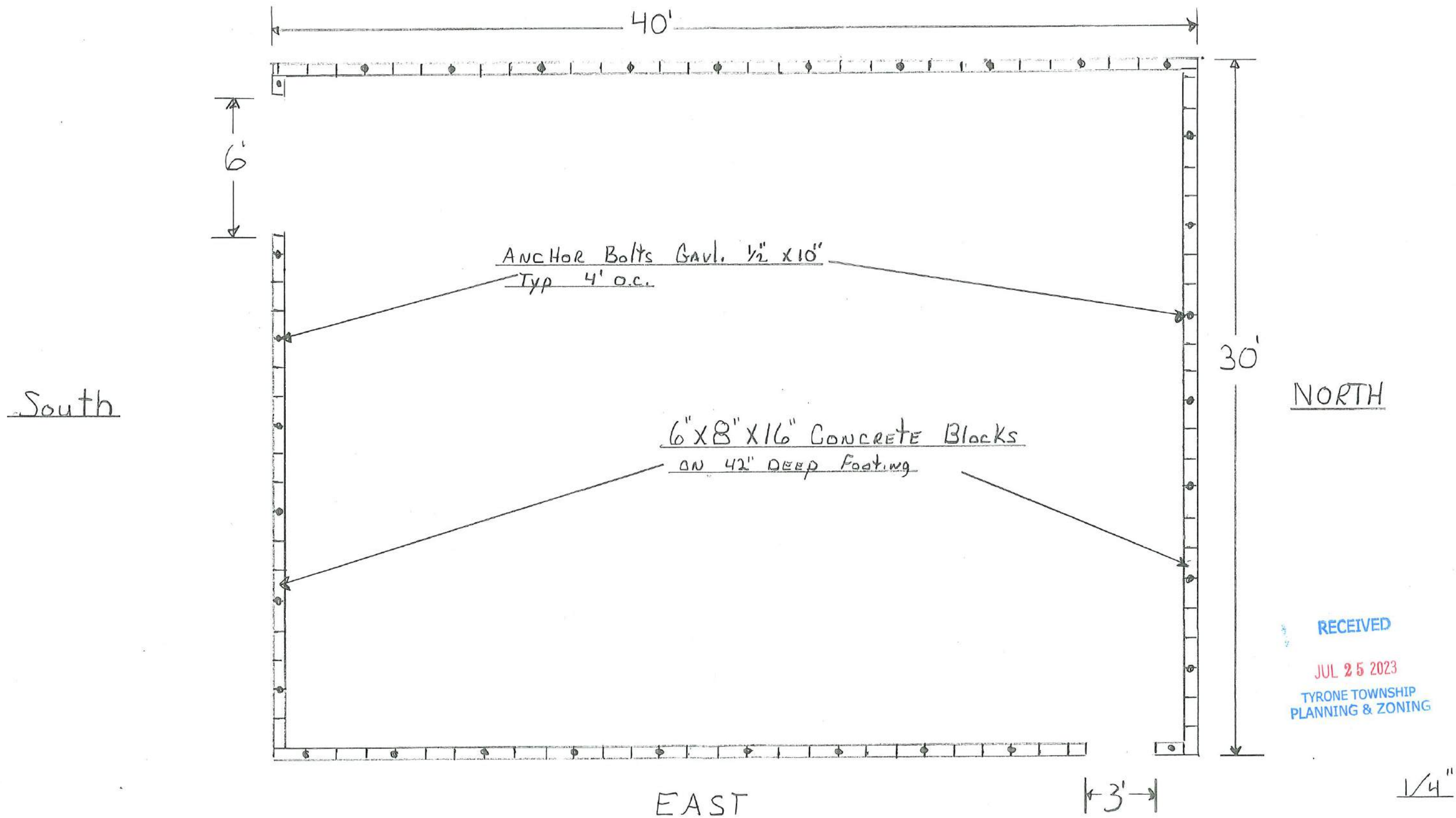
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JUL 25 2023

TYRONE TOWNSHIP



Footings  
WEST

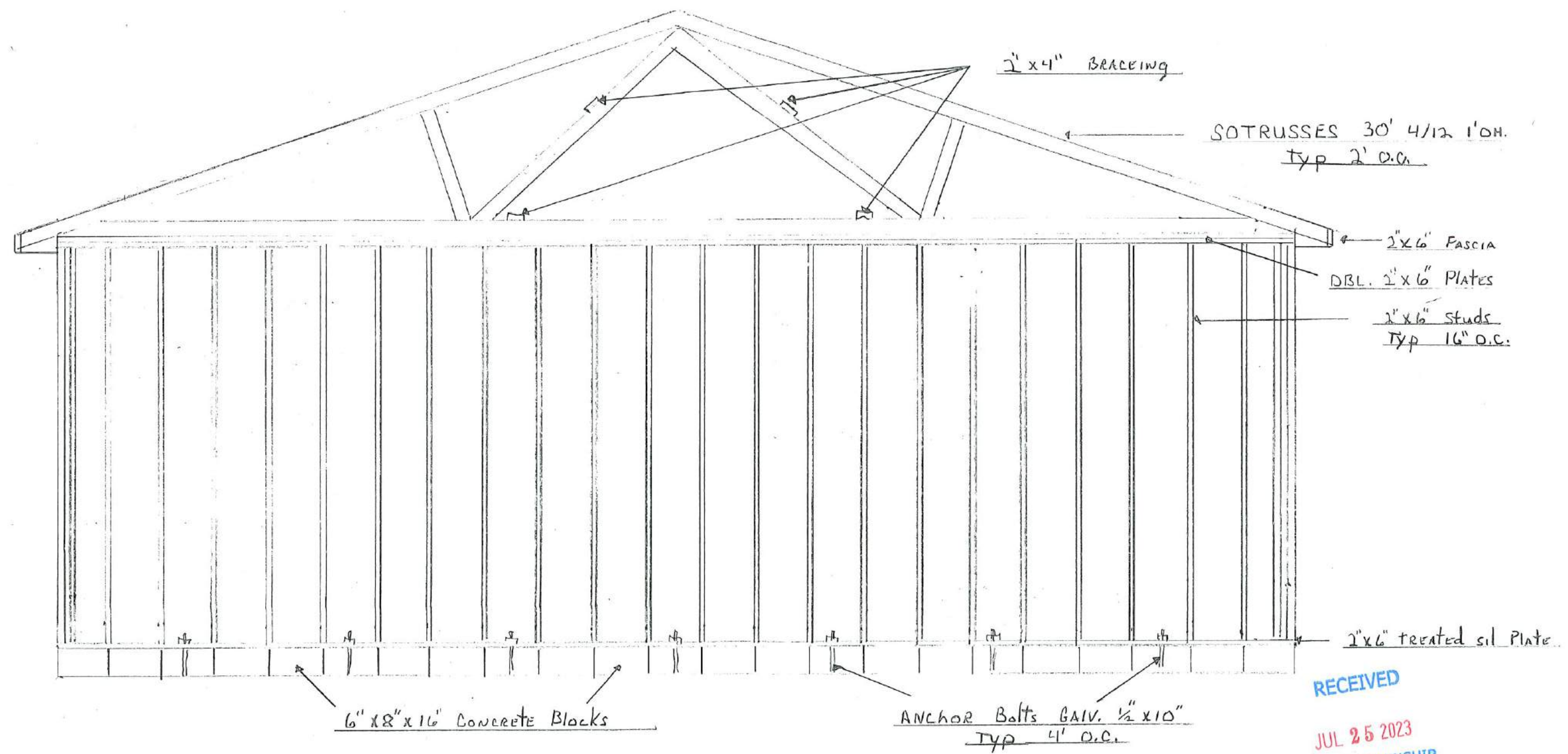


RECEIVED  
JUL 25 2023  
TYRONE TOWNSHIP  
PLANNING & ZONING

1/4"



North View

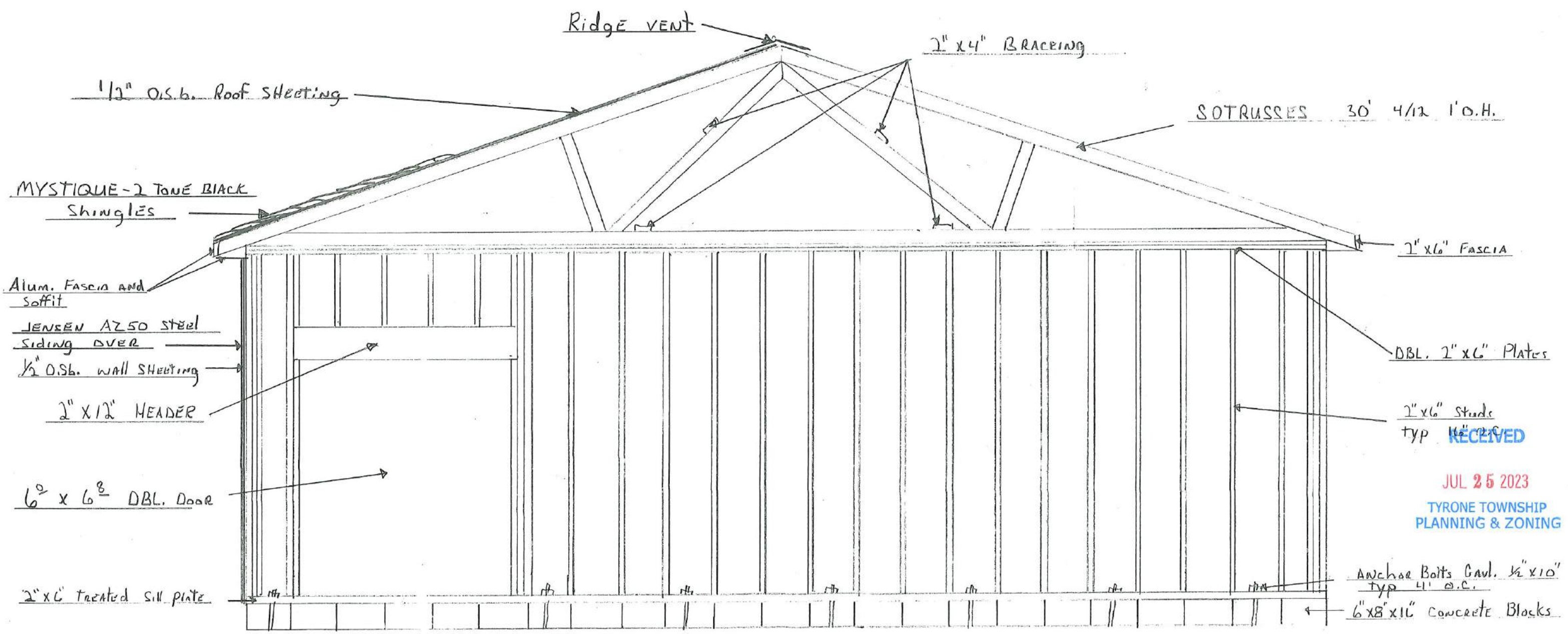


NOTE!!

LEAN TO ON  
THIS SIDE

RECEIVED  
JUL 25 2023  
TYRONE TOWNSHIP  
PLANNING & ZONING

South View

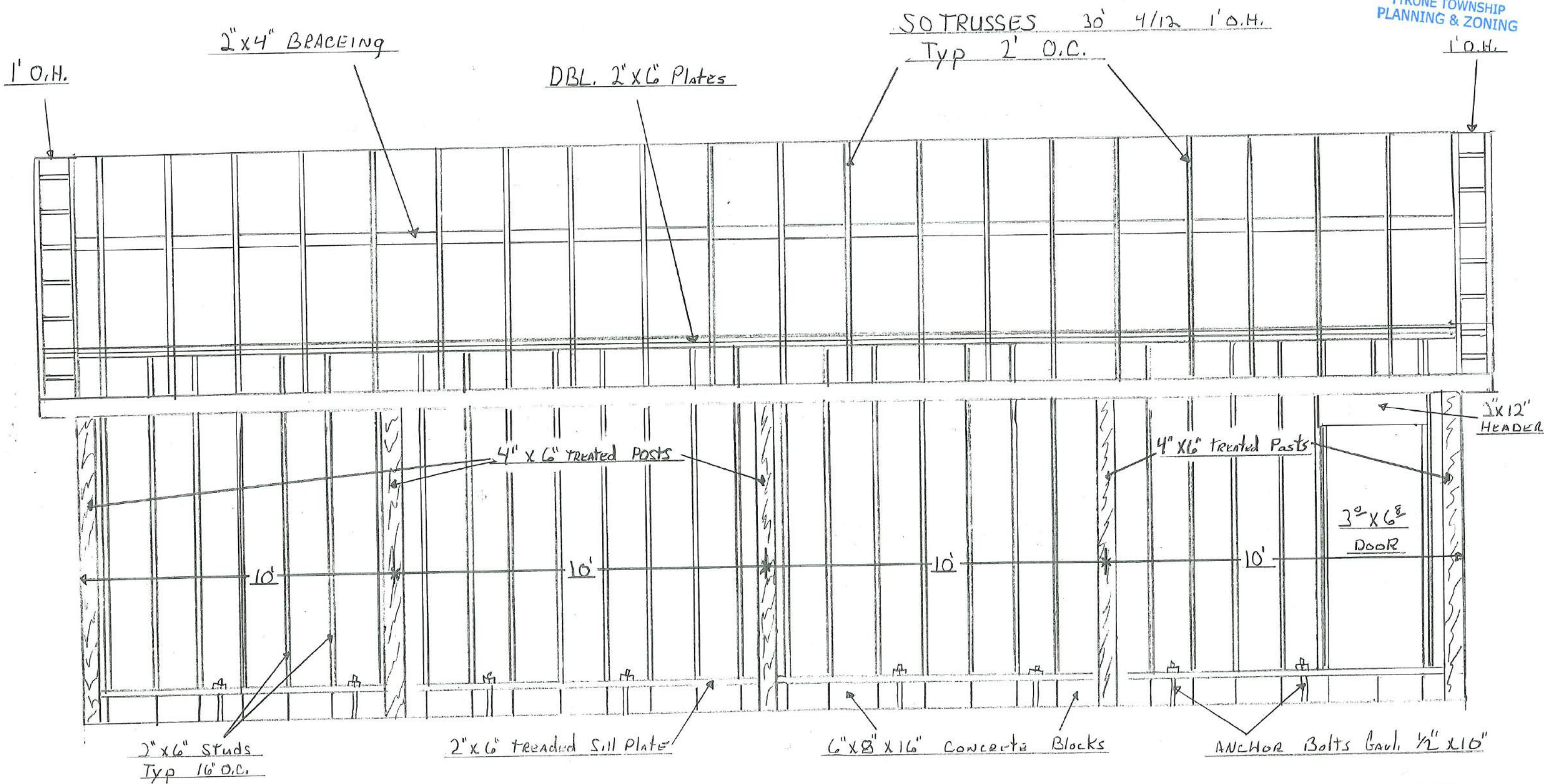




# EAST VIEW

RECEIVED

JUL 25 2023  
TYRONE TOWNSHIP  
PLANNING & ZONING



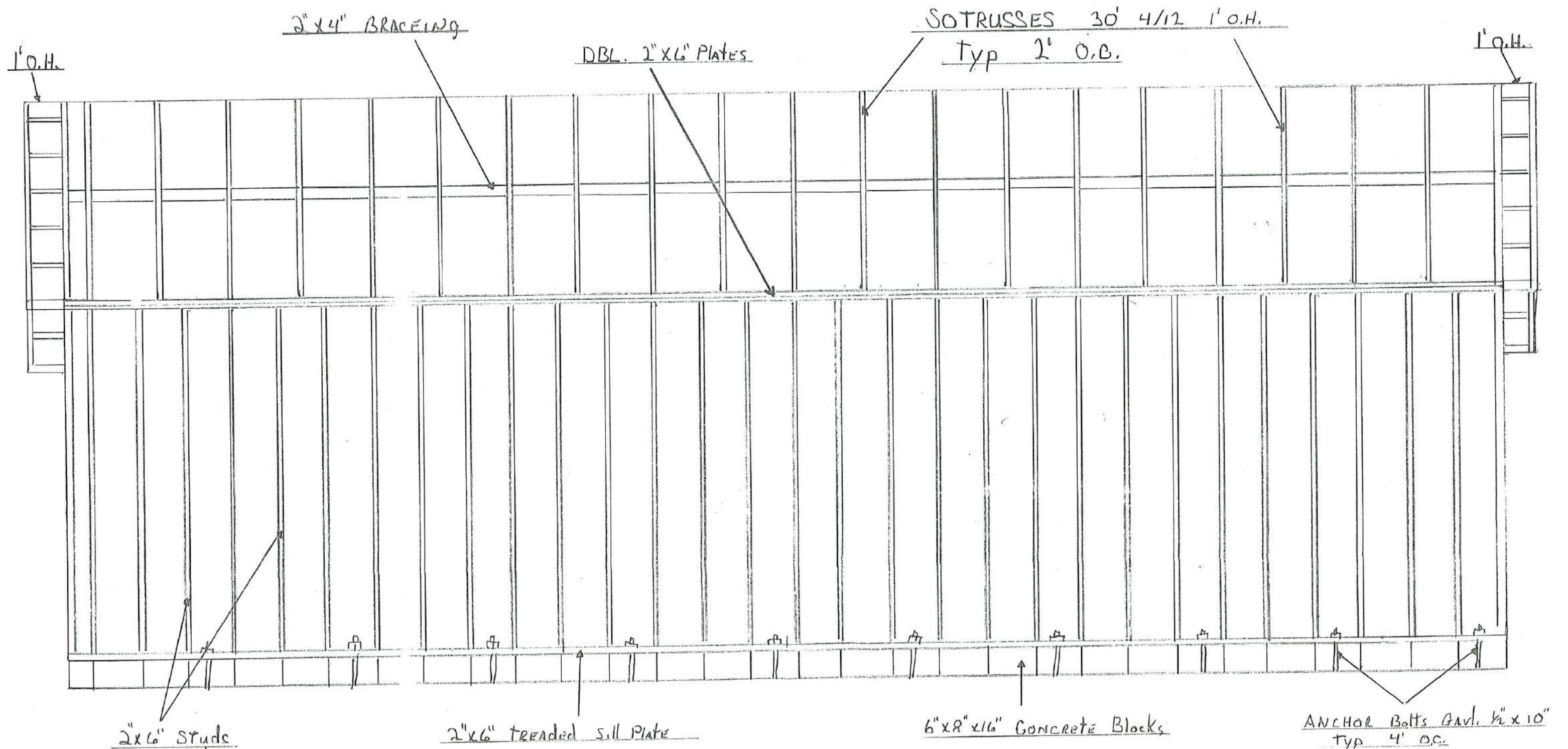


# WEST VIEW

RECEIVED

JUL 25 2023

TYRONE TOWNSHIP  
PLANNING & ZONING

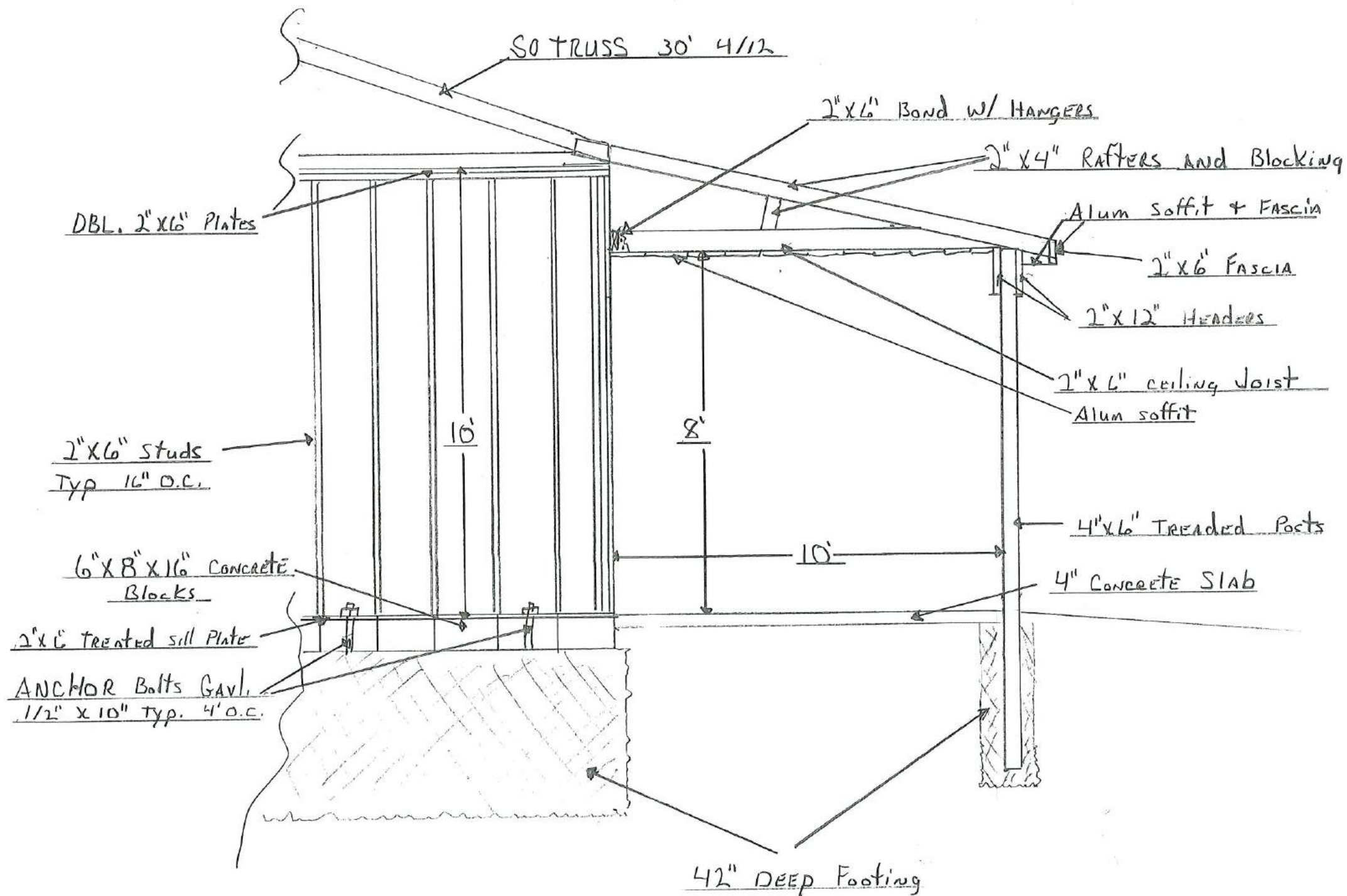


# LEAN TO South View

RECEIVED

JUL 25 2023

TYRONE TOWNSHIP  
PLANNING & ZONING



**TYRONE TOWNSHIP**

Receipt: 128173

07/25/23

8420 RUNYAN LAKE RD

FENTON, MI 48430

810-629-8631

WWW.TYRONETOWNSHIP.US

Payment for:

PC REVIEW

4704-32-100-018

Cashier: LDANIELS

Received Of: KEY LELAND J &amp; JULIE

565 JENNY WAY

BRIGHTON MI 48116

The sum of:

225.00

BDINV

00018523

225.00

101-000-628.000

225.00

Total

225.00

TENDERED:

CHECKS

5527

225.00

RECEIVED

JUL 25 2023

TYRONE TOWNSHIP  
PLANNING & ZONING

Signed: \_\_\_\_\_