

**TYRONE TOWNSHIP  
REGULAR MEETING AGENDA  
October 10, 2023, 7:00 PM**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**CALL TO THE PUBLIC:**

**OLD BUSINESS:**

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

**NEW BUSINESS:**

None.

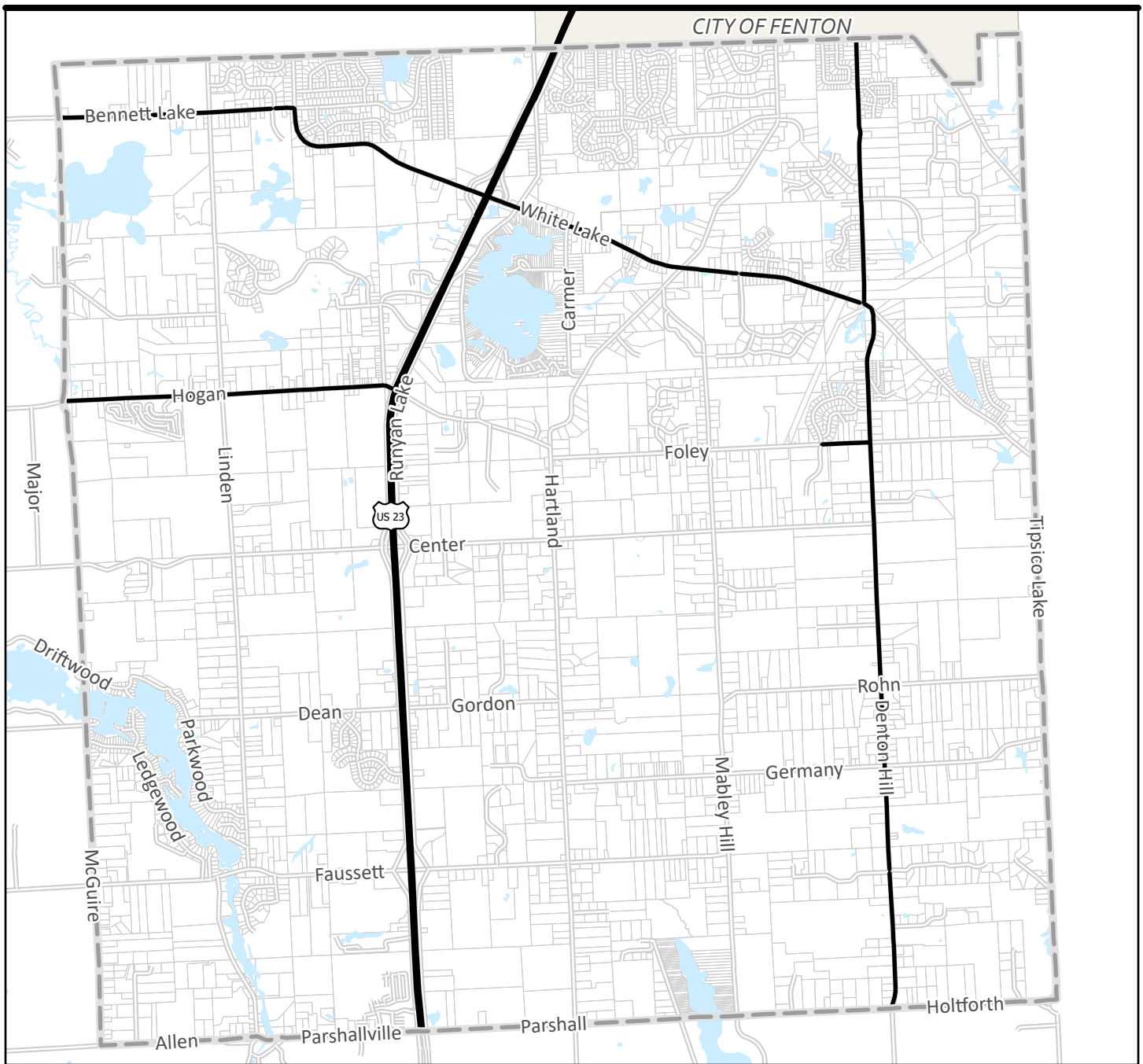
**CALL TO THE PUBLIC;**

**MISCELLANEOUS BUSINESS:**




**ADJOURNMENT:**

# **OLD BUSINESS #1**

Master Plan



# Truck Routes Tyrone Township

-  Tyrone Township
-  Truck Routes
-  Roads
-  Waterways
-  Parcels
-  Cities



0 0.5 1 Miles



# COMMUNITY FACILITIES AND PUBLIC SERVICES ANALYSIS

## 8.1 Overview

The quality of life, identity, and desirability of a community are related to the level and quality of public services available, such as education, recreation, public safety, and public utilities. The responsibility for providing these services and facilities in Tyrone Township is shared by many public and private entities, which is common for most townships.

Changing population, demographics, and land uses may place different demands on community facilities and public services. This Article examines the current status of various community facilities and public services in the Township.

Several important community facility and public services details in the Township are:

- Fire and police services are provided through other agencies and paid for through a special assessment;
- Enrollment in the school districts serving the Township has decreased over the past decade;
- There are limited recreational opportunities in the Township, but there are additional opportunities in surrounding communities;
- Utilities are available in the Township, but certain locations may have greater challenges accessing them; and
- Sanitary sewer service is available in limited areas of the Township.

## 8.2 Township Hall

The Tyrone Township Hall is located at 8420 Runyan Lake Road, just south of Center Road ~~in 2020~~. The property is 10-acres in size, includes a 10,500 square foot building, and has an additional accessory building.

The Township Hall provides a home for the Township's administration, including elected and appointed officials and employees. It includes a meeting hall for use by the Township Board, Planning Commission, Zoning Board of Appeals, other public bodies, and community groups.

When searching for a new location, the Township desired a property large enough to accommodate future uses in a single campus location. Police and fire services in the Township are currently contracted out with other agencies using remote facilities. The property is large enough to support future public service facilities such as fire, police, public works and additional administrative space if so desired ~~in the future~~.

~~The Township is working with the Tyrone Township Historical Society to move the Historic Town House from 1887 to the new site in the near future. The Township Board~~

worked with the Tyrone Township Historical Society to move the Historic Town House to its new location just south of the current Township Hall Building. The Historical Society has fundraising and grants underway for the future restoration needs of the Historic Town House.

### **8.3 Fire**

Tyrone Township does not have its own fire department. The Township contacts for fire services with the City of Fenton, Fenton Township, and the Hartland-Deerfield Fire Authority. Each department covers a specific area of the Township, but mutual aid is provided as necessary.

See Fire Coverage Map on page XX.

The Insurance Services Office (ISO) has developed a Public Protection Classification (PPC) that is used by fire departments and insurance companies. This measure describes how well an area is prepared for fires and is based on the health of the fire department, the available water supply, emergency communication, and community risk reduction. The highest score is a 1; the lowest score is a 10.

The ISO Public Protection Classifications in the Township range from a high of 3 along the northern border with the City of Fenton to a low of 10 in the southeastern portion of the Township. The largest area of the Township has a score of 5, with other areas having a score of 4 and 9.

See ISO Map on page XX.

A significant challenge for rural communities with respect to ISO Public Protection Classification is a greater reliance on volunteer firefighters and a lack of water supply. Few areas in the Township are served by a pressurized hydrant system. The Township has promoted or required installation of dry hydrant systems, which provide a connection to a waterbody that can be connected to a fire truck to provide water.

Because the Township borders Oakland and Genesee Counties, mobile phone users near these borders may have their emergency 911 calls directed to a dispatch center in one of those counties, delaying response to the emergency.

Funding for fire protection services comes from the Township's Police and Fire Special Assessment.

In the community survey, 42 percent of respondents described the current level of fire protection services as excellent (*14 percent*) or good (*28 percent*), with 34 percent describing it as adequate. Of the 53 respondents who have had an interaction with the fire protection services in the past five years, 84 percent rated their experience as very satisfied (*54 percent*) or satisfied (*30 percent*).

### **8.4 Police**

Tyrone Township does not have its own police department. The Township contracts for law enforcement services through the Livingston County Sheriff's Department.

The Sheriff's Department provides eight hours of coverage seven days a week. The County Sheriff's Department is located in Howell, with a satellite office in Hartland Township near M-59 and US-23, roughly four miles south of the Township.

The Township also receives police coverage from the Michigan State Police. The closest State Police Post is in Brighton, roughly 10 miles south of the Township.

Similar to fire response, mobile phone users near these borders may have their emergency 911 calls directed to a dispatch center in Oakland or Genesee Counties, potentially delaying response to the emergency.

Funding for police services comes from the Township's Police and Fire Special Assessment.

In the community survey, 43 percent of respondents described the current level of police services as excellent (*15 percent*) or good (*28 percent*), with 33 percent describing it as adequate. Of the 105 respondents who have had an interaction with the police services in the past 5 years, 87 percent rated their experience as very satisfied (*41 percent*) or satisfied (*46 percent*).

### 8.5 Emergency Medical Services

Emergency medical services in Tyrone Township are provided by Livingston County EMS, which is a part of the County government.

In addition to emergency medical services, non-emergency transport services and educational programs are also provided.

Service is provided out of a headquarter facility, located in Howell Township, and three additional bases. The closest base is the Hartland Fire Authority station on Old US\_23, just south of the Township's border.

Emergency calls for dispatch from mobile users closest to Oakland and Genesee Counties may be directed from those respective counties thus delaying potential response times.

### 8.6 Code Enforcement

Tyrone Township's Planning and Zoning Department is responsible for enforcing the Township's planning and zoning-related ordinances. The Department includes three staff members, who are also responsible for other planning and zoning activities, such as staff support for the Planning Commission and Zoning Board of Appeals and reviewing zoning permit applications.

Township staff do not actively search for properties that appear to be out of compliance. Instead, they receive complaints from the public and investigate them, which is a common practice in rural communities.

In the community survey, 76 percent of respondents strongly agreed (*28 percent*) or agreed (*48 percent*) that code enforcement is an important function of the Township, and 26 percent of respondents described code enforcement as excellent (*5 percent*) or good (*21 percent*), with 21 percent describing it as adequate. Of the 53

respondents who have had an interaction with code enforcement in the past 5 years, 48 percent rated their experience as very satisfying (*15 percent*) or satisfying (*33 percent*).

## **8.7 Waste Management**

Tyrone Township does not manage its own waste management services. Residents or homeowners' associations contract with private providers to collect waste and recycling.

There are no landfills, incinerators, or material recovery facilities within the Township. All materials are transported out of the Township for disposal or processing.

There are several characteristics and conditions that would make it difficult to establish a landfill or incinerator within the Township in the future. The Township has many surface waterbodies and is near the headwaters of the Shiawassee River. The transportation system throughout the Township is not prepared to support the heavy truck traffic. There are established residential areas throughout the Township, which would be in close proximity to such a facility. There are few accessible areas with large parcels.

Participants in the community survey were asked to describe their level of support for several different waste collection options. 68 percent of respondents strongly supported (*35 percent*) or supported (*33 percent*) having individuals remain responsible for their own waste collection; 38 percent strongly supported (*9 percent*) or supported (*29 percent*) a single waste hauler through the Township with individuals paying that company directly; and 45 percent of respondents strongly supported (*13 percent*) or supported (*22 percent*) a single waste hauler with the Township funding the service through some type of fee or assessment.

~~The Township has begun early deliberations on the options of consolidating waste management services within the community under a single disposal provider. The goal is to streamline services without inserting Township personnel as intermediaries between residents and the selected provider.~~

## **8.8 Schools**

Schools are an important part of communities, providing identity and potentially impacting property values. Tyrone Township is within three school districts: Fenton Area Public Schools, Hartland Consolidated Schools, and Linden Community Schools.

See School Districts Map on page XX.

Fenton Area Public Schools is based in the City of Fenton to the north and is within the Genesee County Intermediate School District. School buildings are located within the City of Fenton. This school district covers the northern and eastern portions of the Township. For the 2021-2022 school year, there were 3,180 students enrolled at all of the district's schools. It is designated as a school of choice district.

## Community Facilities and Public Services Article

Draft 09.20.2023

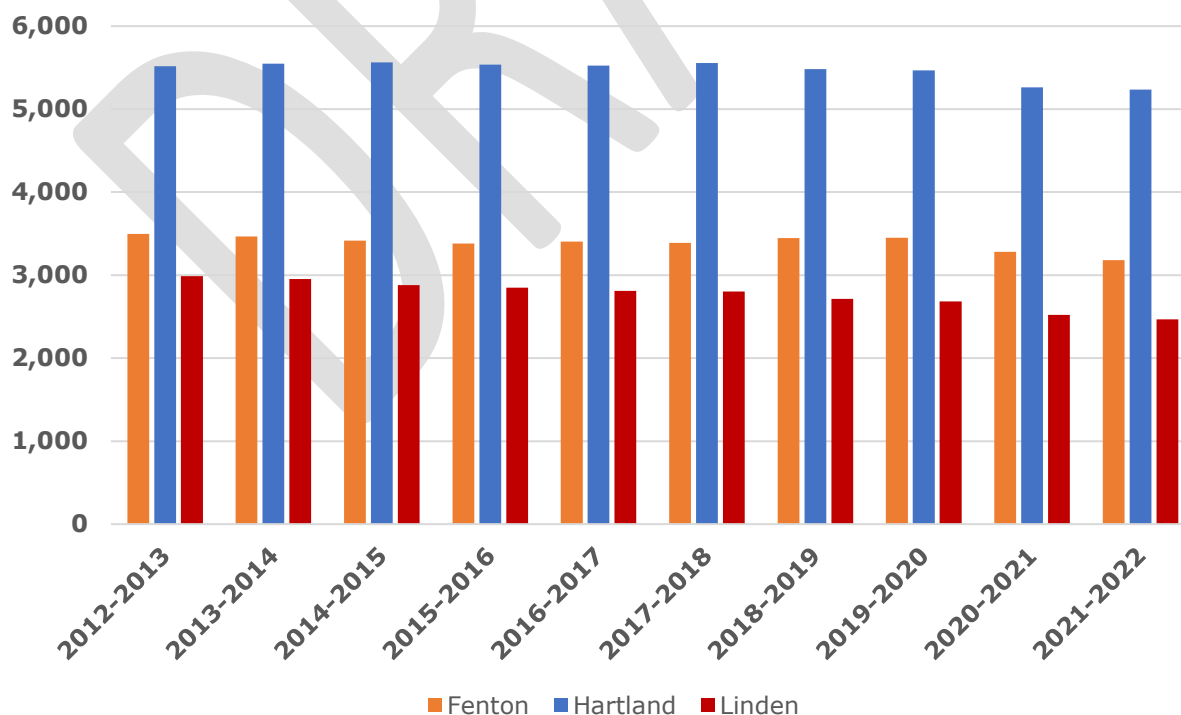
Hartland Consolidated Schools is based in Hartland Township to the south and is within the Livingston County Intermediate School District. School buildings are generally located near the intersection of US-23 and M-59. This school district covers the southern portion of the Township. For the 2021-2022 school year, there were 5,234 students enrolled at all of the district's schools. It is designated as a school of choice district.

Linden Community Schools is based in the City of Linden to the north and is within the Genesee County Intermediate School District. School buildings are located within the City of Linden and Argentine Township. This district covers the northwestern and western portions of the Township. For the 2021-2022 school year, there were 2,466 students enrolled at all of the district's schools. It is designated as a school of choice district.

All of the school districts serving the Township have experienced a trend of declining student enrollment, which is typical for most school districts in the State. Since the 2012-2013 school year, student enrollment declined by 5.1 percent at Fenton Area Public Schools, 9.0 percent at Hartland Consolidated Schools, and 17.4 percent at Linden Community Schools.

Graph 8.8 below shows student enrollment and the percent change for the school districts serving the Township from the 2012-2013 through the 2021-2022 school year. Table 8.8 is located in the Community Facilities and Public Services Article Appendix.

**Graph 8.8: Student Enrollment Fenton, Hartland, and Linden 2012-2013 through 2021-2022**





*(Source: State of Michigan)*

Primary educational opportunities are also available at private and parochial schools in the area.

A portion of the Township, within the Genesee Intermediate School District, pays participates in a millage to support Mott Community College. Township residents, however, are not eligible for in-district tuition. The College's main campus is in Flint, and there is a satellite campus in Fenton.

## **8.9 Libraries**

Public libraries may play an important role in communities as a cultural center. They can provide books, computer access, music, movies, games, educational presentations, and meeting space.

There are no libraries in Tyrone Township, but residents are served by several facilities in neighboring communities. The Fenton Winegarden Library is just north of the Township in the City of Fenton; it is part of the Genesee Library District. The Hartland Cromaine Library is several miles south of the Township in Hartland Township.

## **8.10 Senior Centers**

There are no senior centers in Tyrone Township, but residents are served by two senior centers in adjacent communities.

The Hartland Senior Center is located in Hartland Township to the south, on M-59 west of US-23, roughly four miles from the Township. This senior center is sponsored by the Hartland Consolidated Schools. It provides a wide variety of activities and services, such as exercise classes, sports, cards, art classes, musical performance, entertainment, organized trips, and transportation.

The Loose Senior Center is located in the City of Linden to the north, roughly one mile north of the Township. It provides services to residents and family members of eight townships, two cities, and one village. It is supported in part by Genesee County Senior Millage Funds and Southern Lakes Parks and Recreation Millage funds. It provides a wide variety of activities and services, such as meals, exercise classes, sports, cards, art classes, entertainment, and organized trips.

## **8.11 Cemeteries**

There are three public cemeteries and two private cemeteries in Tyrone Township.

The Township owns and operates Clough Hill Cemetery, Colwell Cemetery, and Gardner Cemetery.

Clough Hill Cemetery, established in 1834, is roughly three acres in size and is located at the intersection of Turner and Linden Roads. It is surrounded on three sides by a residential development and golf course.

Colwell Cemetery, established in 1834, is roughly one acres in size and is located on White Lake Road west of US-23. It is surrounded by another cemetery, Sunken Garden Cemetery, to the east and woodlands and agricultural fields to the south and west. Runyan Creek is located to the south.

Gardner Cemetery, established in 1834, is roughly one and half acres in size and is located on Hartland Road south of Germany Road. It is surrounded by agricultural fields and woodlands on three sides.

Tyrone Memory Garden, established in the 1930s, is a privately-owned cemetery. It is roughly 25 acres in size and is located on White Lake Road west of US-23. It is surrounded by another cemetery, Colwell Cemetery, to the west and woodlands, residential, and an event facility to the east and south.

Yasin Cemetery, established in 2018, is a privately-owned cemetery dedicated to green burials. It is roughly 10 acres in size and is located on Denton Hill Road, south of Germany Road. It is surrounded by agricultural fields and residential.

## **8.12 Parks and Recreation**

Tyrone Township does not own or operate any parks or recreational facilities. Additionally, there are no Livingston County or State Parks in the Township. Based on the Township's population, the National Recreation and Parks Association recommends roughly 150 acres of park lands to serve the Township.

Demand for various types of parks and recreation varies based on characteristics of the population. The Township, for example, has an older population than many communities, which is likely to create interest in more passive parks and recreational options. The Township's younger population will tend to have an interest in organized sports and active recreation.

There are several private recreational facilities within the Township.

- Tyrone Hills Golf Club is located on Center Road west of US-23. It is an 18-hole course that is open to the public and has organized league play.
- Coyote Preserve Golf Club is located on Linden Road north of Hogan Road. It is an 18-hole course that is a part of a clustered residential development and is open to the public.
- Land-O-Lakes Bowmen is located on Hartland Road south of Center Road. It is an archery club with indoor and outdoor ranges, a clubhouse, and a primitive campground.
- The Lyle and Mary Rizer Nature Sanctuary is located south of Faussett Road between Linden Road and Old US-23. It is a 30 acre nature sanctuary owned and maintained by the Michigan Nature Association. It has two marked trails with a total length of one mile that runs through pine forests planted in the 1930s.

- The Tyrone Sunken Garden is located south of White Lake Road west of Old US-23, behind the Tyrone Memory Garden Cemetery. It is an outdoor area with a collection of stones from across the country arranged in a Stonehenge-like manner.

There are public recreational facilities and programs in surrounding communities that are available for and frequently used by Township residents.

### **8.13 Post Office**

Tyrone Township is within the Fenton 48430 zip code. The Post Office is located just north of the Township in the City of Fenton. It offers post office boxes for rent, money orders, passport processing, and other services. Mail is delivered to residents in the Township by rural carriers. The Township is not large enough to warrant its own zip code or post office.

### **8.14 Utilities**

Tyrone Township does not provide any utility services. Utilities are provided by utilities regulated by the Michigan Public Service Commission and public utility agencies.

#### **ELECTRICITY**

Consumers Energy provides electrical service throughout the Township. There are several electrical substations and ITC Transmission high-voltage electrical transmission corridors that run through the Township.

#### **NATURAL GAS**

Consumers Energy provides natural gas to areas within the Township. There are several gas transmission corridors that run through the Township. A major natural gas pipeline runs along the western side of Old US-23.

#### **POTABLE WATER**

There are no public water systems in the Township. Potable water is provided by individual on-site wells.

#### **SANITARY SEWER**

Sanitary sewer is provided to limited areas of the Township through the Livingston Regional Sewer System, which was formed in 2003.

This system provides sanitary sewer to properties along Lake Tyrone and Runyan Lake. Several subdivisions and mobile home communities are also connected. A pressurized line runs along Old US-23 and west along White Lake.

The sanitary sewer system was intended to improve surface and ground water quality in the lakes areas and other environmentally-sensitive areas and to allow for more-intensive land uses on the western side of US-23.

## Community Facilities and Public Services Article

Draft 09.20.2023

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The Township has purchased capacity of up to 1,500,000 gallons per day from the Genesee County water treatment facility. This is the equivalent of 5,760 Residential Equivalency Units (REUs).

See Sanitary Sewer Map on page XX.

### INTERNET

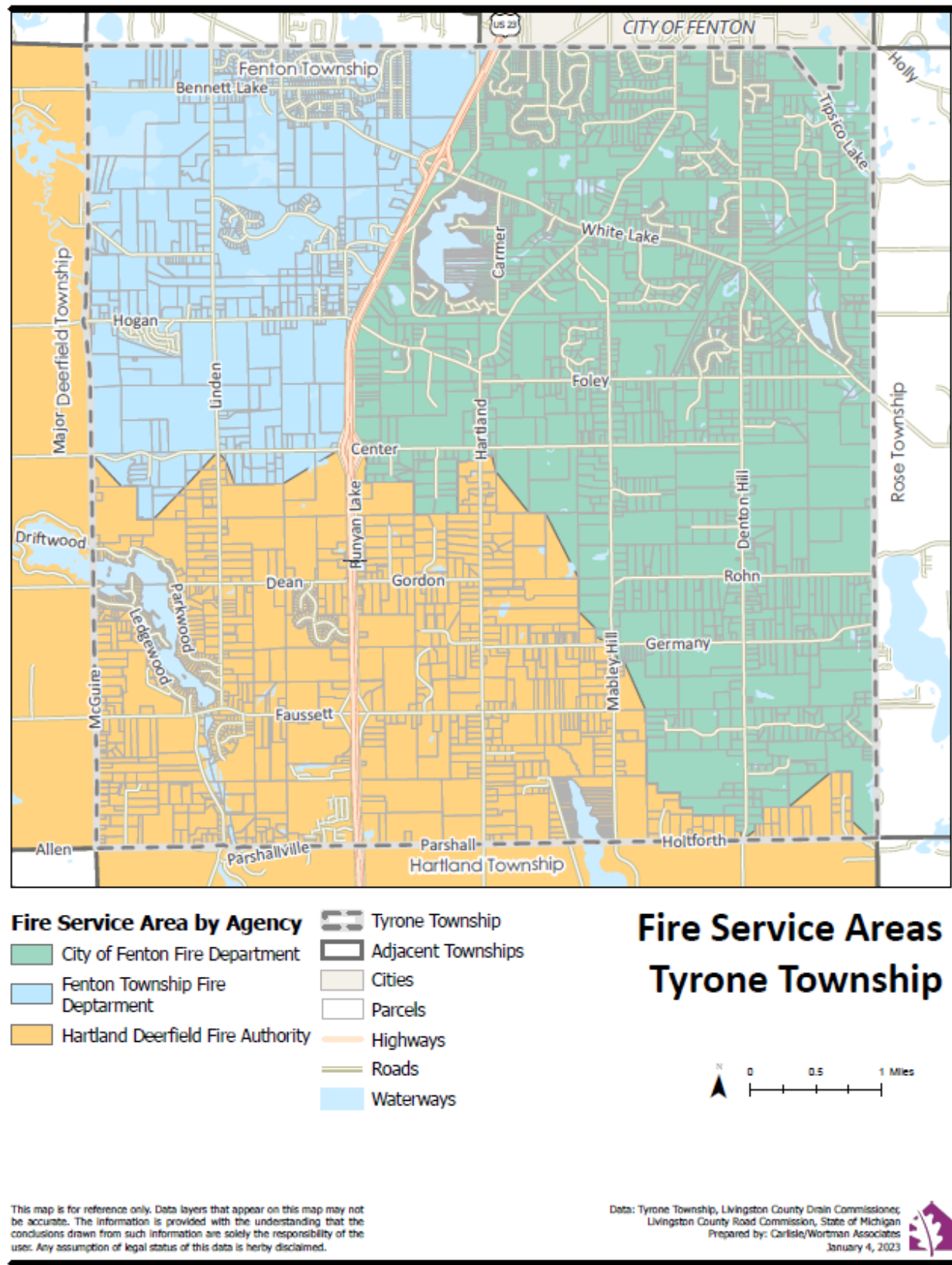
Spectrum provides cable internet services throughout most of the Township though services vary based on location

According to the Livingston County Broadband Data Collection (March 2022), the fastest internet speeds available in the Township is considered "*broadband*" by the Federal Communications Commission, with 25 Mbps download and 3 Mbps upload. No areas are shown as having 100 Mbps download and 20 Mbps upload, which is considered the threshold for "*broadband*" by industry experts.

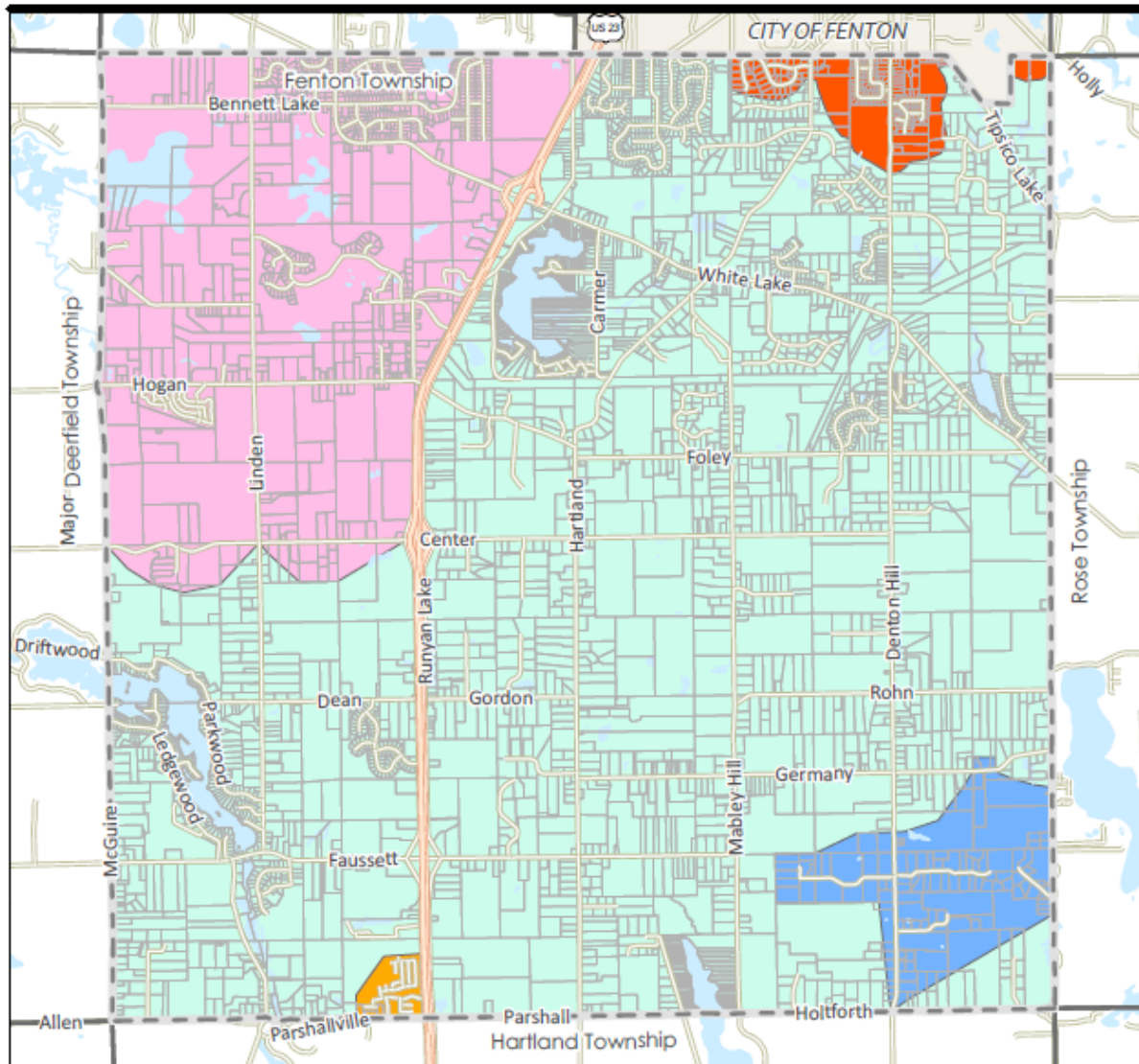
There are some areas in the Township that do not have cable internet coverage from Spectrum, primarily in the western portion of the Township.

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Fire Coverage Map



## ISO Map



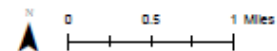
### ISO Classification Boundaries

#### Public Protection Classification (PPC)

- 10
- 3
- 4
- 9
- 5

- Tyrone Township
- Adjacent Townships
- Cities
- Parcels
- Highways
- Roads
- Waterways

### ISO Classifications Tyrone Township

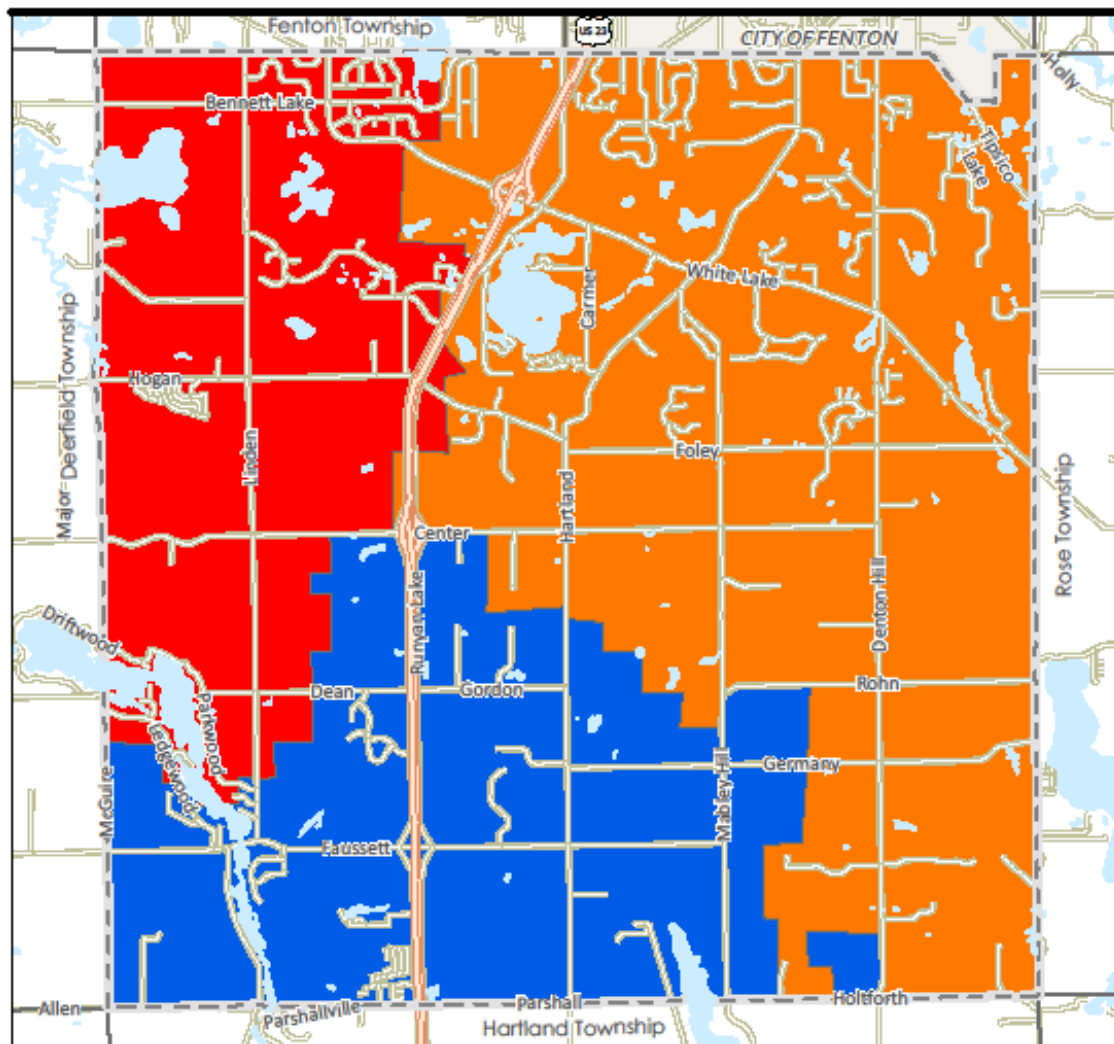


This map is for reference only. Data layers that appear on this map may not be accurate. The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Data: Tyrone Township, Livingston County, State of Michigan  
Prepared by: Carlisle/Wortman Associates  
January 27, 2023



## School Districts Map



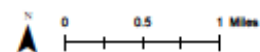
### School Districts

- Fenton Area Public Schools
- Hartland Consolidated Schools
- Linden Community Schools

### Other Features

- Tyrone Township
- Highways
- Roads
- Waterways

## School Districts Tyrone Township

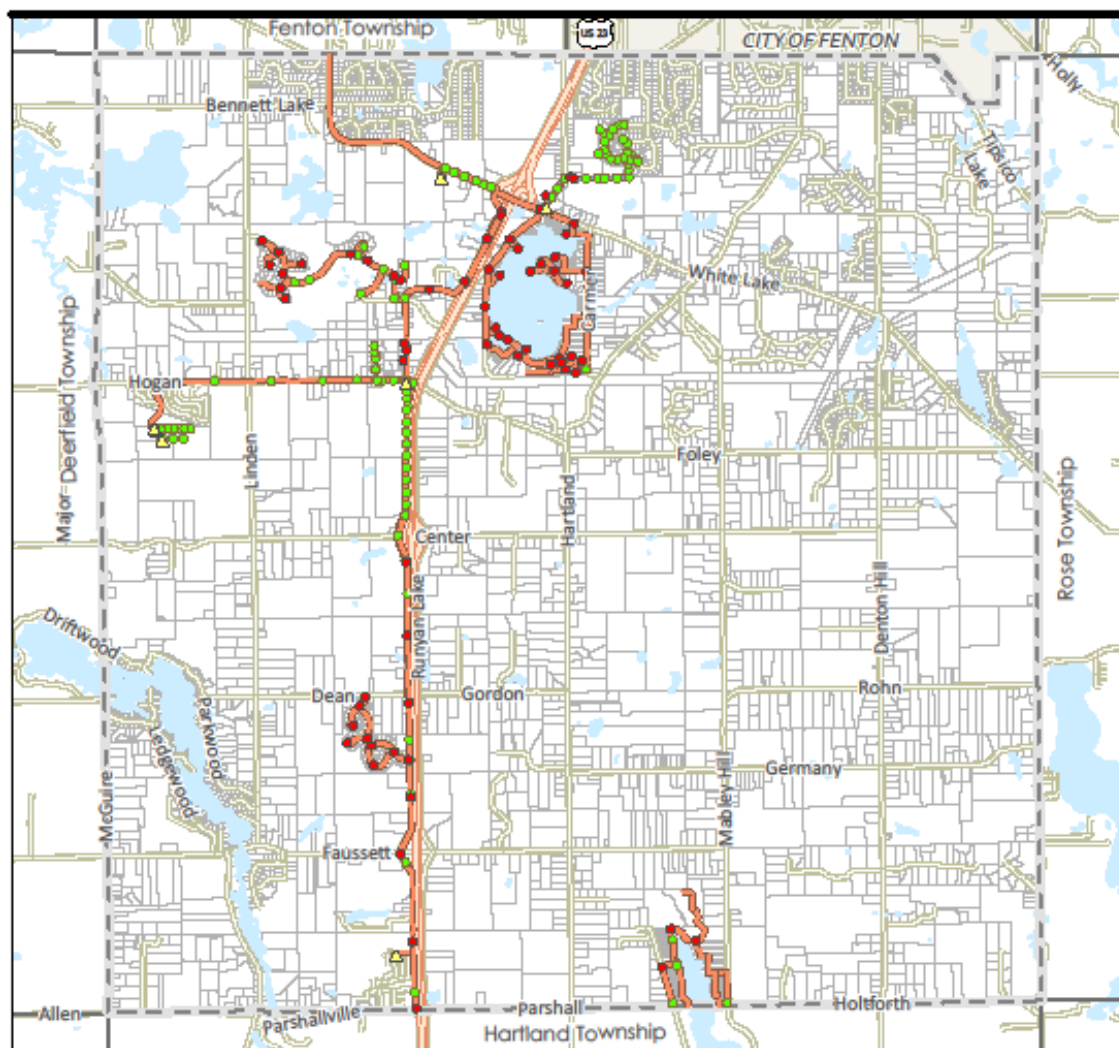


Date: Tyrone Township, Livingston County Road Commission, State of Michigan  
Prepared by: Carlisle/Wortman Associates  
September 7, 2022





## Sanitary Sewer Map



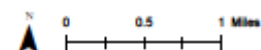
### Sanitary Sewer

- △ Station
- Cleanout
- Manhole
- Pressurized Main
- Gravity Main

### Other Features

- ▬ Tyrone Township
- ▬ Adjacent Townships
- ▬ Cities
- ▬ Highways
- ▬ Roads
- ▬ Parcels
- ▬ Waterways

## Sanitary Sewer Tyrone Township



This map is for reference only. Data layers that appear on this map may not be accurate. The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Data: Tyrone Township, Livingston County Drain Commission,  
Livingston County Road Commission, State of Michigan  
Prepared by: Carlisle/Wortman Associates  
January 4, 2023





**Table 8.8: Student Enrollment Fenton, Hartland, and Linden 2012-2013 through 2021-2022**

Year	Fenton Area Public Schools		Hartland Consolidated Schools		Linden Community Schools	
2012-2013	3,497		5,518		2,988	
2013-2014	3,464	-0.9%	5,548	0.5%	2,954	-1.1%
2014-2015	3,414	-1.4%	5,562	0.3%	2,879	-2.5%
2015-2016	3,380	-1.0%	5,537	-0.4%	2,848	-1.1%
2016-2017	3,403	0.7%	5,523	-0.3%	2,812	-1.3%
2017-2018	3,389	-0.4%	5,556	0.6%	2,802	-0.4%
2018-2019	3,448	1.7%	5,482	-1.3%	2,713	-3.2%
2019-2020	3,450	0.1%	5,468	-0.3%	2,685	-1.0%
2020-2021	3,279	-5.0%	5,262	-3.8%	2,522	-6.1%
2021-2022	3,180	-3.0%	5,234	-0.5%	2,466	-2.2%

(Source: State of Michigan)

*[End of Community Facilities and Public Services Analysis Article.]*

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# GOALS AND OBJECTIVES

## 10.1 Overview

Goals and objectives identified by the Township and documented in this Master Plan establish the framework for public and private decision making. Goals and objectives are directed to improving the quality, comfort, and vitality of the community. They should remain valid into the future and provide a consistent basis for ongoing planning and zoning decisions and guide public investment and development.

The goals and objectives are based on careful study of existing conditions in the Township and surrounding communities and collecting information and guidance from community members, including a community survey and community visioning sessions. *(See Appendix A for community survey details and results and Appendix B for community visioning session details and results.)*

Goals reflect broad statements that provide a focus for future decisions and describe the desired outcomes and end results of the planning process.

Objectives are more specific planning statements that are used to qualify goals and provide more detailed and more focused direction for planning efforts and processes.

Strategies are very specific, action-oriented statements that are intended to achieve the goals and objectives. Actions and responsibilities are also defined in the Implementation Strategies Article.

## 10.2 Community Character

### Goal

Development, redevelopment, and other activities will contribute to the preservation and enhancement of the Township's rural and natural character.

### Objective 1

Preserve and enhance the Township's scenic, rural character.

- 1) Ensure adequate setbacks for developments from roads to preserve viewsheds and the natural character
- 2) Limit impact of development on the visual character of the surrounding area
- 3) Preserve tree rows and wooded areas
- 4) Incorporate rural and natural features in new developments
- 5) Preserve the natural topography
- 6) Incorporate historical resources and features in new developments
- 7) Encourage the continuation of agricultural operations

- 8) Ensure any road improvements in agricultural areas are consistent with the character of the surrounding area

### **Objective 2**

Preserve and enhance the traditional residential character in the lakes areas

- 1) Promote development patterns and standards in these areas that are consistent with the established residential character
- 2) Limit the intrusion of commercial activities in these areas
- 3) Limit overcrowding or keyholing
- 4) Reduce pollution in lakes resulting from residential uses, such as fertilizers and pesticides
- 5) Encourage residential areas near lakes, rivers, and other environmentally-sensitive areas with septic fields to connect to a public sanitary sewer system

### **Objective 3**

Ensure that the US-23 Corridor provides an attractive appearance that promotes the Township's desired rural and natural character.

- 1) Limit the impact of visual intrusions from billboards
- 2) Ensure landscaping and architectural design for commercial uses promote the desired character
- 3) Ensure landscaping, setbacks, and buffering limit the visual impact of new residential developments
- 4) Preserve important viewsheds, such as agricultural fields, and natural features, such as woodlands
- 5) Direct commercial development to the western side of US-23
- 6) Establish gateways, welcome signs, and wayfinding/directional signs

### **Objective 4**

Establish service boundaries for future sewer and road improvements to encourage improvements in the desired areas and discourage development in other areas.

- 1) Carefully evaluate areas adjacent to developed areas and in areas with public utilities and infrastructure to determine the limits of desired denser growth
- 2) Discourage the extension of sanitary sewer outside of an established service boundary
- 3) Consider traffic and level of service impacts for new development
- 4) Focus future infrastructure investments and developments to service areas

## **10.3 Residential Development and Housing**

### **Goal**

Promote well-planned residential opportunities that offer a balanced variety of options and prices.

### **Objective 1**

Ensure an appropriate variety of housing options and opportunities.

- 1) Promote lower-density housing in areas with fewer services or infrastructure
- 2) Limit higher-density housing to areas with more services, infrastructure, and paved roads and areas near the City of Fenton
- 3) Encourage the development of accessible housing options for seniors
- 4) Explore opportunities to allow for accessory dwelling units
- 5) Explore opportunities to allow smaller dwelling units

### **Objective 2**

Ensure the character and design of housing is appropriate for the surrounding area and promotes the Township's desired natural and rural character.

- 1) Ensure developmental standard, such as setbacks and lot coverage, are consistent with the existing character of the surrounding area and the desired residential character
- 2) Encourage or require preservation of natural features in new residential developments
- 3) Mitigate haphazard land divisions that create difficult and unusual properties
- 4) Limit overcrowding around lakes
- 5) Ensure adequate buffering and screening between incompatible land uses

### **Objective 3**

Discourage development of additional mobile home communities at this time.

- 1) Continue to facilitate the build-out of the current mobile home communities
- 2) Monitor mobile home community trends in surrounding communities to ensure the Township continues to provide its equitable share
- 3) Limit future mobile home communities to areas with adequate infrastructure, including sanitary sewer and paved roads

## **10.4 Nonresidential and Economic Development**

### **Goal**

Allow nonresidential development that is consistent with the Township's character, is appropriate for the available infrastructure, and does not create a negative impact on the community.

### **Objective 1**

Limit commercial development to areas capable of supporting the more intense land use.

- 1) Focus higher-intensity commercial development to areas along the western side of US-23
- 2) Encourage redevelopment of existing commercial properties
- 3) Limit higher-intensity commercial development to paved, primary roads

### **Objective 2**

Encourage commercial uses that are consistent with the Township's natural and rural character and desired by residents.

- 1) Encourage recreational uses and facilities
- 2) Encourage home occupation uses that are consistent with the surrounding area
- 3) Support agritourism uses that promote continued agricultural operations
- 4) Allow for low-impact commercial uses, such as health care offices, small retail, and small restaurants
- 5) Allow for high-tech and light manufacturing in a limited area where infrastructure is available
- 6) Discourage heavy industry and similar commercial uses that manufacture, process, or handle hazardous materials

### **Objective 3**

Ensure the character and nature of nonresidential development is appropriate for the area and promotes the Township's desired natural and rural character.

- 1) Require high-quality architectural design standards for commercial development
- 2) Require landscaping that is consistent with the Township's character
- 3) Ensure the installation of adequate buffering and screening between commercial and residential uses
- 4) Reduce the visual impact of parking lots
- 5) Encourage the continued use of existing historic commercial uses

## **10.5 Natural Environment and Features**

### **Goal**

Protect, preserve, and enhance the natural features and resources that contribute to the Township's desired natural and rural character and provide economic and health benefits.

### **Objective 1**

Protect and preserve the Township's unique natural features.

- 1) Preserve wetlands in their natural state
- 2) Preserve woodlands, tree rows, and signature trees either in their natural state or through preservation regulations related to proposed development
- 3) Limit and reduce the impact of artificial light pollution by considering "Dark Skys" ordinance language or other light pollution regulations
- 4) Preserve important viewsheds and vistas
- 5) Encourage consolidation of nonconforming lots
- 6) Discourage parcel fragmentation that creates haphazard development and habitat fragmentation
- 7) Require environmentally sensitive areas to be limited to low-density and low-impact uses
- 8) Encourage enrollment of agricultural land in Public Act 116
- 9) Encourage preservation of natural areas and agricultural lands through enrollment in land conservancy programs
- 10) Explore updating the Parks and Recreation Plan to support open space preservation and recreation facilities
- 11) Explore creation of a purchase of development right ordinance
- 12) Explore creation of a land preservation committee to identify high-priority areas for preservation
- 13) Explore the potential for a millage to support purchase of development rights

### **Objective 2**

Prevent pollution and hazardous materials from impacting the Township's natural features and resources.

- 1) Preserve surface water quality by limiting the impact of residential and agricultural stormwater runoff
- 2) Educate the public and agricultural operations on the impact of stormwater runoff and other activities on water pollution
- 3) Regulate and limit hazardous uses and uses of hazardous materials

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- 4) Encourage or require higher-intensity commercial uses to connect to a public sanitary sewer system
- 5) Encourage residential areas near lakes, rivers, or environmentally-sensitive areas to connect to a public sanitary sewer system
- 6) Limit the impact of harmful aquatic life and invasive species

### Objective 3

Ensure new developments preserve and enhance natural features.

- 1) Require incorporation or preservation of important natural features into new developments
- 2) Encourage cluster development and planned unit developments
- 3) Allow for noncontiguous planned unit developments that preserve significant natural features
- 4) Explore creation of transfer of development rights from areas with desired natural features to areas capable of supporting more development

## 10.6 Transportation

### Goal

Ensure an adequate and appropriate transportation system for the Township's needs in an economical manner.

### Objective 1

Work with Livingston County Road Commission to maintain and improve the current public road system.

- 1) Work with the Road Commission to identify maintenance and improvement priorities
- 2) Review the impacts of land uses on the public road system
- 3) Limit higher-impact land uses to paved roads
- 4) Reevaluate the and/or amend adopted truck routes as needed as well as ensuring routes are posted, and post the existing truck routes. Work with Sheriff's Department to ensure safe use of routes for commercial and residential traffic, as necessary
- 5) Encourage or require access management techniques, such as cross access, shared drives, and access drives, to limit the impact of curb cuts
- 6) Explore creation of a transportation committee to make recommendations on public road improvements

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- 7) Explore the potential for a millage to support the maintenance and improvement of public roads
- 8) Explore the creation of a formal carpool lot

### **Objective 2**

Ensure private roads provide adequate access and are maintained in a safe condition.

- 1) Review current private road standards to ensure they require proper maintenance and are consistent with fire code and engineering standards
- 2) Continue to require maintenance agreements for all new private roads and encourage creation of maintenance agreements for existing private roads
- 3) Encourage improvements to private roads when possible to address safety and access concerns
- 4) Consider requiring creation of special assessment districts when new private roads are developed
- 5) Require new residential developments with private roads to budget for annual repairs and eventual replacement
- 6) Encourage or require road connections between adjacent developments

### **Objective 3**

Promote the development of appropriate non-motorized transportation options.

- 1) Work with Livingston County and adjacent communities to coordinate development of trails
- 2) Identify funding sources and grants for development of a trail system
- 3) Require new developments to provide paths along the road
- 4) Require new residential development to provide internal sidewalks and trails
- 5) Ensure trails are barrier free and accessible
- 6) Explore adoption of a trail plan to identify desired locations
- 7) Encourage or require trail connections between adjacent developments
- 8) Explore creation of a transportation committee to make recommendations on trail improvements
- 9) Explore the potential for a millage to support the development of trails

## **10.7 Community Facilities and Public Services**

### **Goal**

Provide appropriate, efficient public services and amenities to enhance the quality of life in the Township.

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**Objective 1**

Monitor emergency services to ensure that fire, police, and emergency medical services are available and appropriate throughout the Township.

- 1) Limit more-intense development to areas with better access to fire, police, and emergency medical services
- 2) Encourage improvement in firefighting infrastructure, such as dry wells
- 3) Work with the Sheriff's Department to ensure adequate coverage is provided
- 4) Work with county dispatches to identify and resolve issues with calls routing to the wrong county
- 5) Maintain communication with the three Fire Departments that service the Township to ensure services are coordinated and reliable

**Objective 2**

Ensure adequate and appropriate recreational opportunities for Township residents.

- 1) Identify specific park and recreation needs in cooperation with Livingston County
- 2) Explore development of a parks and recreation plan
- 3) Investigate development of river access sites
- 4) Research grant opportunities for parks and recreation
- 5) Work with Livingston County and ITC for development of trails
- 6) Require new residential developments to provide recreation area, open space, or parks for residents
- 7) Require new residential developments to provide trails and sidewalks

**Objective 3**

Encourage high-quality and efficient infrastructure and public services.

- 1) Expand use of the existing public sanitary system to areas with sensitive natural features, such as lakes
- 2) Encourage higher-density residential and commercial uses in areas serviced by the existing public sanitary system
- 3) Limit expansion of the public sanitary system when necessary to remediate environmental hazards or when paid for by a development, provided capacity remains available for priority areas
- 4) Explore consolidation of trash and recycling services
- 5) Work with Livingston County and providers to advocate for expansion of high-speed internet throughout the Township

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*[End of Goals and Objectives Article.]*

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# **OLD BUSINESS #2**

Utility-Scale Solar Facilities



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

**TO:** Tyrone Township Planning Commission  
**FROM:** Matteo Passalacqua, Associate Planner  
**DATE:** October 3<sup>rd</sup>, 2023  
**RE:** Solar Overlay Options

Attached are the following materials per the ongoing solar ordinance review:

- Solar Overlay District Option 1 / US-23
- Solar Overlay District Option 2 / US-23 Solar Overlay terminating at Dean and Gordon Roads

The table below provides a breakdown of each option per parcel count, percentage of land and acreage. For reference, single family housing information is included in the table. Currently, 92% of the Township is larger lot single family residential, exclusive of lake housing.

Summary of Solar District Overlay Options in Acres and Parcels			
Zoning	Parcel Count	Acreage	Percentage of Township Land
Option 1 / US-23	12	1,035	4.42%
Option 2 / US-23 Dean-Gordon	6	487	2.08%
Single Family Residential			
Zoning	Parcel Count	Acreage	Percentage of Township Land
Farming Residential	1,087	11,447	48.84%
Rural Estate	1,161	8,075	34.45%
Single Family Residential	1,708	2,049	8.74%
Other	592	1,868	7.97%
<b>Township Total</b>	<b>4,548</b>	<b>23,438</b>	<b>100.00%</b>

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*

## Solar Overlay Options

### Option 1 / US-23

This option defines a geography that implements the Township's goal to preserve its natural landscape providing a reasonable allotment of land appropriate for utility scale solar facilities. The parcels shown along the US-23 corridor are large enough that solar facilities could occupy the land but not dominate the landscape. These parcels are also zoned and planned for more intense land uses in line with utility scale solar uses. Utility scale solar facilities would also have more ease tying into the ITC line by tying into easements along the highway corridor as opposed to traversing through primarily residential and natural areas.

### Option 2 / US-23 Solar Overlay terminating at Dean and Gordon Roads

There was a request to see an overlay based on the US-23 corridor but smaller in size. The Planning Commission determined that Dean / Gordon Road was an appropriate southern boundary for the reduced district. Except for its reduced area, this option is based on the same considerations as Option 1.

With respects to the moratorium and its likely extension, The Township is at an important junction in the solar land use conversation. To show progress in our deliberations to provide for a reasonable regulation on utility scale solar facilities in the Township, a decision on the overlay district geography needs to be made so we can continue drafting the ordinance language.

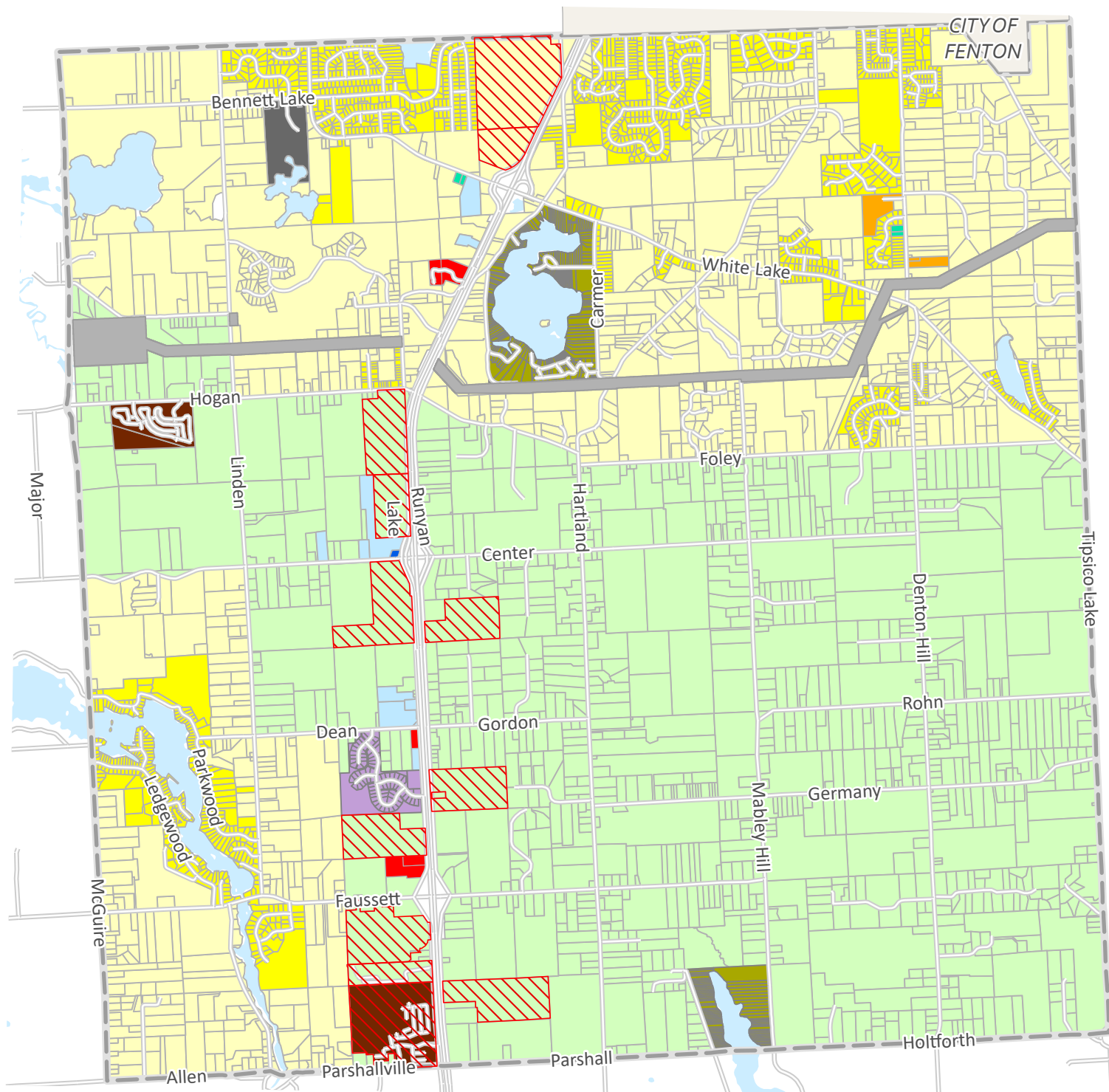
As your planning consultants, it is our professional opinion that Option 1 is rational and reasonable with regards to the needs of utility scale solar facilities and the desire to maintain the rural nature of the community. Continuing to restrict the district from this point without a strong basis for doing so could leave the Township vulnerable to litigation.

We appreciate your time and dedication to this topic. We respect the task at hand and the commitment you have to your community. I look forward to discussing further at our next meeting.

Thank you,




















CARLISLE/WORTMAN ASSOC., INC.  
Matteo Passalacqua  
Community Planner

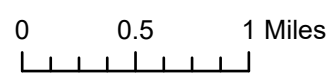


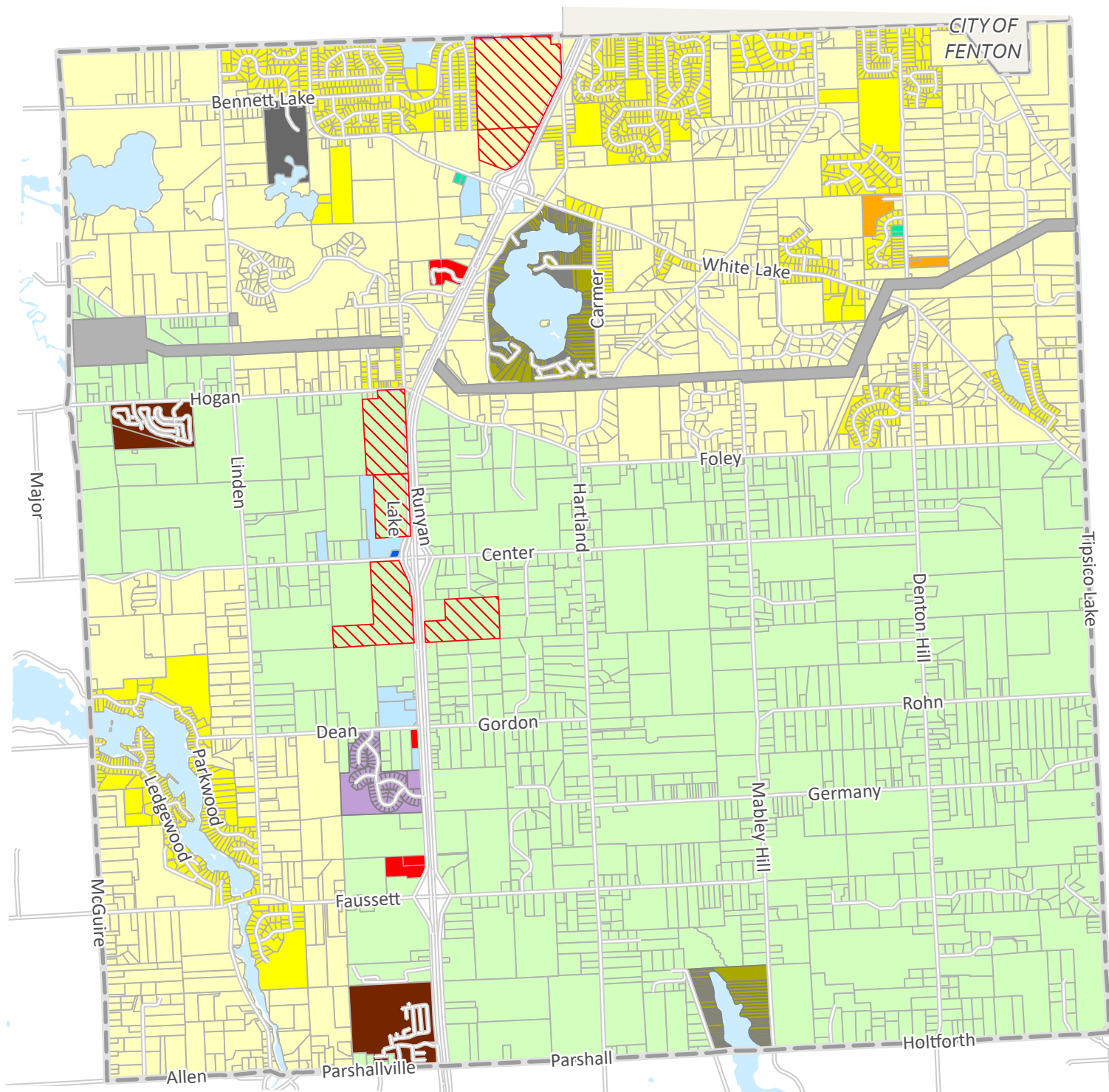
## Option 1: Solar Utilites Overlay Draft

Tyrone Township

Livingston County, Michigan

- |   |                                   |   |                          |
|---|-----------------------------------|---|--------------------------|
|  | Parcels with 40+ Acres along US23 |  | 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                |   |                          |


















## Option 2: Solar Utilites Overlay Draft

Tyrone Township

Livingston County, Michigan

- |   |                                      |   |                          |
|---|--------------------------------------|---|--------------------------|
|  | Parcels with 40+ Acres above Dean RD |  | Expressway Service       |
|  | Roads                                |  | Extractive Industry      |
|  | Farming Residential                  |  | Light Manufacturing      |
|  | 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