

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 8, 2023- 7:00 PM

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

ABSENT: Bill Wood

CALL TO ORDER: 7:00 pm

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Steve Krause made a motion to approve the agenda as presented. Kurt Schulze supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES: N/A

CALL TO THE PUBLIC:

Scott Dietrich (resident) made a comment regarding the placement of produce/farm stands within the Township. He indicated that there is a particular produce stand that is located too close to the road and may create a safety hazard.

Jannette Ropeta (resident) stated that she was recording the meeting because the Township video recording equipment does not always function properly. She stated that she would like an explanation as to why the last workshop meeting was cancelled. She stated that the Master Plan section of the Planning Commission website still indicated that the previous planning consultant was still involved. She requested that the website be updated to the current planning consultant. She stated that the draft Master Plan documents do not clearly show changes between the current draft and the existing Master Plan. She stated that the Master Plan revision process has been very disappointing. She questioned the content in the meeting packet regarding the utility scale solar topic and stated that she did not understand what was going to be discussed tonight. She stated that she cannot find a copy of the latest draft solar language. She requested that more information is provided in the future.

OLD BUSINESS:

1) Master Plan:

The Planning Commission briefly discussed the status of the draft Master Plan documents with the Planner and provided direction to make changes to the Master Plan website. The Planning Commission engaged with members of the public and discussed the draft Master Plan status and content. The Planning Commission discussed the Goals and Objectives, Future Land Use, and Transportation Analysis sections of the draft and suggested several minor revisions.

2) Utility-Scale Solar Facilities

The Planning Commission reviewed the latest draft solar overlay district maps with the Planner and provided input. The Planning Commission engaged with members of the public and discussed the draft overlay district maps. The Planning Commission discussed the potential to allow or prohibit on-site battery storage. They provided feedback to the Planner and indicated that discussion would continue at the next meeting.

NEW BUSINESS: N/A

CALL TO THE PUBLIC:

Gordon Tomaszewski (resident) stated that he has property he leases in Genessee County. He indicated that the owner of the property owns large properties in other areas. He stated that the property owner tried to bring in a utility-scale solar facility on land he owned but was ultimately denied by the municipality having jurisdiction. He suggested contacting Genessee Township to ask why the application was denied.

Scott Dietrich (resident) asked that the Planning Commission provide additional information on the type and size of batteries associated with utility-scale solar facilities. He stated that sight lines should be addressed to protect existing residents' views from future development.

Jeanette Ropeta (resident) asked where she could find a copy of the draft solar ordinance text. Ross Nicholson explained that the information is posted on the website. She stated that she was confused about what would be discussed tonight. She stated that there are communities who have turned down solar farms and she believes it is because they are more educated on the subject. She encourages the Planning Commission to reach out to other communities. She thanked the Planning Commission for the work they have been doing. She stated that she has major concerns regarding the environmental impact of solar farms. She noted negative aspects of the production and usage of solar panels. She asked the Planning Commission to take a stand and denounce utility scale solar facilities. She stated that she believes the Township should encourage community involvement in discussing the solar topic. She stated that the Township should not be afraid of potential lawsuits.

MISCELLANEOUS BUSINESS:

Jon Ward asked a question regarding the procedure for determining major and minor changes to approved site plans. Ross Nicholson provided clarification.

Next Workshop: 08/16/2023 at 6:00 pm.

ADJOURNMENT: 8:40 pm