

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING MINUTES
September 12, 2023 7:00 p.m.**

PRESENT: Kurt Schulze, Rich Erickson, Steve Krause, Jon Ward

ABSENT: Kevin Ross, Garrett Ladd, and Bill Wood

OTHERS PRESENT: Karie Carter and Marian Krause

CALL TO ORDER: The meeting was called to order at 7:00 by Chairman Erickson.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Chairman Rich Erickson entertained a motion to remove the August 8, 2023 minutes from the agenda, as they were unavailable at this time. Vice Chairman Kurt Schulze moved to accept the amended agenda. Commissioner Steve Krause supported. All ayes. Motion carried.

APPROVAL OF THE MINUTES:

1) 07/11/2023 Regular Meeting Minutes: Commissioner Steve Krause moved to approve. Vice-Chairman Kurt Schulze supported. All ayes, motion carried.

CALL TO THE PUBLIC: Comments were heard regarding the Hogan Road truck route.

OLD BUSINESS:

- 1. Master Plan.** The Planning Commission discussed edits that were suggested with Matteo Passalacqua. Vice Chairman Kurt Schulze discussed the time frame for the final draft to stay on track for the year.

At 7:30 pm, Vice Chairman Kurt Schulze moved to suspend the regular meeting and to move into the public hearing portion of the meeting. Commissioner Steve Krause supported. All ayes, motion carried.

NEW BUSINESS:

- 1. Key increase in accessory structure size.**

Chairman Richard Erickson read aloud the public notice:

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 Regulation and Section 21.02G 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.

Chairman Richard Erickson asked Mr. Key if he had anything he wished to add; Mr. Key did not.

CALL TO THE PUBLIC: No public comments were received.

Commissioner Steve Krause asked if there was any correspondence received; there was not. He then asked Mr. Key what the roof pitch was. Mr. Key said it was a 4/12 pitch. Vice Chairman Kurt Schulze asked what the proposed height of the accessory building would be. Mr. Key explained 10-foot walls with a 16-foot elevation. Vice Chairman Kurt Schulze then asked about the height of his existing home. Mr. Key said it is a 2-story home that is currently being built so it was approximately 30-foot. Vice Chairman Kurt Schulze asked Mr. Key if there would be a living area, water, and electricity. Mr. Key said it would be wide open space, with no water, and would match the architectural design of the house. Commissioner Steve Krause moved to close the public hearing. Vice Chairman Kurt Schulze supported. All ayes, motion carried.

The Planning Commission returned to Old Business #1, Master Plan. The Planning Commission continued the discussion regarding the Hogan Road truck route. Commissioner Jon Ward asked what the reason was that the truck route was adopted if the Planning Commission could not do anything about it. Chairman Richard Erickson said it was his understanding that truck routes were a board item and possibly a county item. The Planning Commission does not decide to eliminate truck routes. Vice Chairman Kurt Schulze said it needs to be determined who has the responsibility and ability to designate truck routes in the Township. Planner Matteo Passalaqua said he would need to coordinate with Ross Nicholson.

2. **Utility-Scale Solar Facilities.** The Planning Commission discussed text edits on the draft. They discussed which parcels are best suited within our community. Commissioner Jon Ward said it takes away from our rural character and possibly doesn't fit within our community. Vice Chairman Kurt Schulze said we already have a Solar Ordinance which allows them and we may be able to restrict it, but can it be eliminated? Planner Matteo Passalaqua said not with the precedent that it is already in the Zoning Ordinance nor can you restrict or eliminate Utility-Scale Solar Facilities where there is a need because the State has set benchmarks for the utilities to reach by a certain period of time. Chairman Rich Erickson said the newly developed ordinance is stronger and would provide protection to the Township, the issue is the overlay district and where it would potentially go in the Township. Chairman Rich Erickson asked Planner Matteo Passalaqua if he could provide an overlay along US-23 with the percentage of land coverage. Planner Matteo Passalaqua said with the overlay, he would run the numbers on the percentages. Chairman Rich Erickson said the language is good.

NEW BUSINESS: Increase in accessory structure.

Commissioner Steve Krause moved to approve. Vice Chairman Kurt Schulze supported. All ayes, motion carried.

CALL TO THE PUBLIC: No comments were received.

MISCELLANEOUS BUSINESS: September 20, 2023 Workshop

ADJOURNMENT: The meeting was adjourned at 8:14 by Chairman Erickson.