

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **October 10, 2023 7:00 p.m.**

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5 **This meeting was held at the Tyrone Township Hall**

6 **Present:** Rich Erickson, Kurt Schulze, Jon Ward, Steve Krause, Bill Wood, Kevin Ross

7 **Absent:** Garrett Ladd

8 **Also present:** Marian Krause & Matteo Passalacqua

9 Chairman Rich Erickson called the meeting to order at 7:05 p.m. He said that he wanted to clarify
10 how meetings were run for those who may be new to the meetings. He said to keep public
11 comments to three minutes or less and that the comments should be addressed to the Planning
12 Commission.

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14 Chairman Rich Erickson explained that the Planning Commission is working on amending the
15 current Solar Ordinance based on feedback from the County. He explained that once they've
16 finalized their amendments, a public hearing will be scheduled. Once they have a finalized
17 amended ordinance, it will go to the Township Board for approval or denial.

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19 He explained that we already have an existing Solar Ordinance, which has been in place for some
20 time. There is a moratorium at this moment which puts a freeze on any applications for this type of
21 use. The Planning Commission has continued to make progress on the amendment at each meeting.

22 **CALL TO THE PUBLIC:** Several public comments were received.

23 **OLD BUSINESS:**

24 **1) Master Plan:**

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26 Chairman Rich Erickson clarified that the Master Plan and Solar are two separate topics and that
27 Solar is a Zoning Ordinance amendment. Planner Matteo Mr. Passalacqua of Carlisle Wortman
28 summarized where they are in the Master Plan. He said there were changes to the truck route
29 map and to sections 8 and 10 as well as some language edits. He said the Planning Commission
30 could vote tonight to send the current draft to the Township Board for distribution approval.
31 This is not the final draft; more edits can be made. Once it is sent out to surrounding
32 communities, utility companies, etc., it starts a 63-day review period. Commissioner Steve
33 Krause moved to approve that the current draft of the Master Plan be sent to the Township
34 Board for review. Commissioner Kurt Schulze seconded. Roll call: Bill Wood, no; Steve Krause,
35 yes; Kurt Schulz, yes; Kevin Ross, no; Jon Ward, yes; Rich Erickson, yes. Motion carried.

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38 **2) Solar (Utility Scale):**

39 Chairman Rich Erickson gave a brief review, saying that the Planning Commission members
40 have gone through the text of the ordinance and are currently working on the overlay district.
41 Mr. Passalacqua summarized the overlay district of what Option 1 and Option 2

1 tables outline and added in there how the rest of the Township is zoned. The Planning
2 Commission discussed among themselves the number of parcels shown in both options and what is
3 currently permitted in our ordinance. Vice-Chairman Kurt Schulze asked what the State
4 requirements are. Mr. Passalacqua explained that the State has set benchmarks that the utilities are
5 now trying to meet. The Planning Commission discussed different possibilities for doing the
6 overlay districts in commercial and industrial use zones. The Planning Commission continued the
7 Solar Ordinance discussion between themselves and the Planner. They discussed making only the
8 industrial district the permitted district for Solar Farms with no solar overlay districts. Mr.
9 Passalacqua explained there would still be overlay districts, just that some industrial districts
10 would allow it and others would not. This would be based on the industrial districts based on the
11 Future Land Use map. Mr. Passalacqua will prepare a draft amendment and generate a map for
12 those districts. The current text regarding no on-site battery storage will remain. There was a
13 discussion about screening for Solar Farms. Any new Solar Farm developments will have to meet
14 the requirements of all outside agencies including the EPA, EGLE, etc. This was recommended by
15 Livingston County. The Planning Commission discussed whether there would be a tax benefit to the
16 Township for allowing Solar Farms. Some Townships are assessing them as improvements, but it
17 comes down to the discretion of the Township Tax Tribunals. The properties in the districts
18 proposed for Solar Farms that have REUs assigned to them will not have to pay and the Township
19 would lose the value of those REUs and would still have to pay for them. The Planning Commission
20 asked Mr. Passalacqua if there would be a way to charge the Solar Farm owners for the REUs. Mr.
21 Passalacqua explained that if we are going to designate a specific location where they are allowed to
22 have the Solar Farms, and those locations are planned for sewers, why should they pay for services
23 they won't use? The Planning Commission agreed it would be best to factor in getting the money for
24 the REUs. Mr. Passalacqua reiterated that this discussion of designating industrial districts for Solar
25 Farms and overlay districts is based on our Future Land Use map.

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27 **CALL TO THE PUBLIC:** Several public comments were received.

28 **MISCELLANEOUS BUSINESS:** The next Planning Commission Workshop meeting is Wednesday,
29 October 18, 2023, at 6:00 p.m.

30 **ADJOURNMENT:** The meeting was adjourned at 8:58 p.m.
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