

1 **TYRONE TOWNSHIP PLANNING COMMISSION**  
2 **APPROVED MEETING MINUTES**  
3 **November 14, 2023 7:00 p.m.**

4  
5 **This meeting was held at the Tyrone Township Hall**  
6  
7

8 **PRESENT:** Rich Erickson, Kurt Schulze, Garrett Ladd, and Steve Krause  
9

10 **ABSENT:** Bill Wood, Kevin Ross & Jon Ward  
11

12 **CALL TO ORDER:** The meeting was called to order at 7:00 by Chairman Erickson.  
13

14 **PLEDGE OF ALLEGIANCE:**  
15

16 **APPROVAL OF THE AGENDA:** Kurt Schulze moved to approve the agenda as presented.  
17 Steve Krause supported the motion. The motion carried.  
18

19 **APPROVAL OF THE MINUTES:**  
20

21 **August 8, 2023:** Kurt Schulze moved to approve the August 8<sup>th</sup> minutes as presented.  
22 Garrett Ladd supported. The motion carried.  
23

24 **September 12, 2023:** Steve Krause moved to approve the September 12<sup>th</sup> minutes as  
25 amended; one typo needed correcting on page two. Kurt Schulze supported. The motion  
26 carried.  
27

28 **October 10, 2023:** Steve Krause moved to approve the October 10<sup>th</sup> minutes as  
29 presented. Garrett Ladd supported. The motion carried.  
30

31 **CALL TO THE PUBLIC:** Several public comments were heard.  
32

33 **NEW BUSINESS: DMN Properties Minor Change to Site Plan.**  
34

35 Ross Nicholson provided a summary of the request to the Planning Commission. The Planning  
36 Commission reviewed the application documents and the review letter provided by the Fire  
37 Authority having jurisdiction. The owner of one of the properties affected by this change spoke  
38 and asked that the Planning Commission approve the minor change. Steve Krause moved to  
39 recommend approval of the modified turnaround design to the Township Board with the  
40 condition that the conditions of the Hartland Deerfield Fire Authority review letter dated  
41 11/07/2023 are complied with (No parking signs to be installed throughout the cul-de-sac). Kurt  
42 Schulze supported the motion. The motion carried by unanimous voice vote.

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62

**OLD BUSINESS: Utility-Scale Solar Facility Discussion**

Planner Matteo Passalaqua briefed the Planning Commission on the latest status of state legislation controlling large-scale solar and wind facilities. He went through the existing draft ordinance text with the Planning Commission, making note of specific sections that may or may not be compliant with the new legislation. The Planning Commission directed Mr. Passalaqua to make changes to the draft, noting that the draft will need to be reviewed by a legal expert specializing in alternative energy before considering making a recommendation to the Township Board. They discussed adding language that addresses restoring property to its original condition once the solar facilities have been removed.

Once the draft is where the Planning Commission wants it, then it goes to legal review. There was a discussion on the overlay maps, battery storage, setback & height requirements, fencing & screening, and security. They talked about surety bonds. There was discussion about health, safety, and environmental concerns. They also discussed wind facilities. It was decided to allow the legal experts to help with the wind facility draft.

**CALL TO THE PUBLIC:** Several public comments were heard.

**MISCELLANEOUS BUSINESS:** Next workshop is tentatively scheduled for 11/21/23 at 6:00 pm.

**ADJOURNMENT:** The meeting was adjourned at 9:18 pm by Chairman Erickson.