

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **APPROVED REGULAR MEETING MINUTES**
3 **January 9, 2024 7:00 p.m.**

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

6 **PRESENT:** Rich Erickson, Kurt Schulze, Jon Ward, Steve Krause, Bill Wood, Kevin Ross, & Garrett
7 Ladd

8 **ALSO PRESENT:** Ross Nicholson & Matteo Passalacqua

9 Chairman Rich Erickson called the meeting to order at 7:00 p.m.

10 **APPROVAL OF THE AGENDA:** Approved the agenda as presented.

11 **APPROVAL OF THE MINUTES:**

12 1) November 12, 2023 – approved as presented.

13 **CALL TO THE PUBLIC:** Public comments were received.

14 **NEW BUSINESS:**

15 **2) Election of Officers**

16 Rich Erickson stepped down as Chairman of the Planning Commission. Steve Krause was nominated
17 and elected as the new Planning Commission Chairman. The remaining officer positions will remain
18 in effect until the next election of officers.

19 **OLD BUSINESS:**

20 **1) Master Plan:**

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22 There was no new input from any of the neighboring communities or utility companies regarding
23 the Master Plan. The next step is to send it to the Livingston County Planning Commission (LCPC)
24 for their review before forwarding it to the Township Board. A public hearing will be held
25 regarding the Master Plan; any necessary changes will be made and then it will be sent to the LCPC
26 for review Commissioner Jon Ward moved to hold a public hearing for the Master Plan at the next
27 regular meeting scheduled for February 13, 2024. Chairman Steve Krause supported. The motion
28 carried (all ayes).

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

31 Attorney Laura Genovich of Foster Swift was present to assist with legal advice regarding the solar
32 ordinance. The Planning Commission and Planner reviewed and discussed the latest draft ordinance.
33 Several revisions were suggested. The attorney discussed the new Public Act 233. She felt that the
34 Planning Commission and their consultant had done well on the draft. She also felt there should be a
35 separate battery storage ordinance. It was requested that the draft be modified according to the

1 suggestions from the Attorney and reviewed at the next regular meeting. After the revised draft is
2 reviewed at the next regular meeting, a public hearing can be scheduled.

3 **NEW BUSINESS:**

4 **1) Tyrone Party Store Site Plan Amendment**

5 The Planning Commission and Planner discussed the application for the proposed site plan
6 amendment with the authorized agent for the applicant. The applicant intends to eliminate the
7 garage/auto portion of the business. The old garage will become the new party store
8 . The gas station will still be in operation. It was noted that the building sits closer to the west side
9 lot line than permitted in the zoning district (should be 20 feet, it is 19.3 feet). It was determined this
10 would not be an issue as it was previously approved by the Planning Commission and the Township
11 Board. The Planning Commission provided direction to the agent to revise the site plan and
12 application documents. Some items that needed addressing were parking, a loading area,
13 handicapped spaces, landscaping, utilities, lighting, signage, and waste receptacles. The Planning
14 Commission recommended approval of the proposed site plan amendment with conditions.
15 Conditions placed on the recommendation will be reviewed and confirmed to be fulfilled by the
16 Planning Commission Subcommittee before sending the formal recommendation to the Township
17 Board.

18 **CALL TO THE PUBLIC:** Public comments were received.

19 **MISCELLANEOUS BUSINESS:** The January Workshop was cancelled.

20 **ADJOURNMENT:** The meeting was adjourned at 9:03 p.m.
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