

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **APPROVED REGULAR MEETING MINUTES**
3 **December 12, 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:** Ross Nicholson & Matteo Passalacqua

9 Chairman Rich Erickson called the meeting to order at 7:01 p.m.

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

11 **APPROVAL OF THE MINUTES:**

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

13 **OLD BUSINESS:**

14 **1) Master Plan:**

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16 The Planning Commission discussed the Master Plan status and the revised Future Land Use Map
17 draft with the Planner. They discussed the possibility of holding an additional vision session
18 following the receipt of input from neighboring communities and agencies. It would need to be
19 approved by the Township Board. Ross Nicholson explained that the draft must also go to the
20 Livingston County Planning Commission for review before making the final recommendation to the
21 Township Board.

22
23 Commissioner Jon Ward addressed a resident's comments about the Master Plan. He explained that
24 parks, trails, and recreation areas are part of the draft Master Plan.

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26 Commissioner Kevin Ross explained to the residents that the draft can be easily located on the
27 Planning Commission page of Tyrone Township's website. He explained that it can also be located
28 via a Google search.

29
30 **2) Solar (Utility Scale):**

31 The Planning Commission reviewed the latest versions of the draft ordinance text and the draft
32 overlay district map. Some topics discussed were locations where solar would be permitted, fire
33 safety and training, and setbacks. The Planner explained how the law currently defines these solar
34 facilities. They discussed having separate ordinances for the under/over 50 megawatts.
35 Commissioner Jon Ward expressed his concern that our ordinance will not cover these types of
36 facilities. Commissioner Steve Krause felt there is no reason to write an ordinance addressing
37 facilities that are 50 megawatts or larger because the State is going to take control of those. The
38 Planner explained that the new law has left a gray area regarding whether the solar facilities are less
39 than 50 megawatts. He hopes to have an answer to that question soon. Commissioner Kevin Ross

1 felt the Planning Commission should table this conversation until they had legal counsel who is an
2 expert in this topic. Ross Nicholson reminded the Commissioners that we are under a moratorium
3 therefore we must actively be working on this. State law refers to solar facilities that produce 50
4 megawatts and above. The Commissioners and the Planner continued to discuss the topic for several
5 minutes. They agreed that the goal is to make the ordinance the best that they can for the Township.
6 They will be obtaining legal help to review the draft.

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

8 **MISCELLANEOUS BUSINESS:** The next Planning Commission Workshop meeting is tentatively
9 scheduled for Wednesday, December 20, 2023, at 6:00 pm (depending on whether there will be
10 materials available to review and whether enough Planning Commissioners can be present).

11 **ADJOURNMENT:** The meeting was adjourned at 8:46 p.m.
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APPROVED