

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING AGENDA
February 13, 2024- 7:00 PM**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES: December 12, 2023 Regular Meeting Minutes
January 9, 2024 Regular Meeting Minutes

CALL TO THE PUBLIC:

NEW BUSINESS:

- 1) **Master Plan Public Hearing**

OLD BUSINESS:

- 1) **Utility-Scale Solar**

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

ADJOURNMENT:

**TYRONE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AGENDA
February 13, 2024 7:00 PM**

This notice below was published in the Tri-County Times on Sunday, January 28, 2024, in compliance with the Open Meetings Act.

**TYRONE TOWNSHIP PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, February 13, 2024, beginning at 7:00 pm at the Tyrone Township Hall, 8420 Runyan Lake Road, Fenton, Michigan 48430. The purpose of the Public Hearing is:

To receive public comments regarding a proposed Master Plan.

1. Please take notice that the Tyrone Planning Commission will hold a public hearing to consider a proposed Master Plan. The hearing will be held during its regular meeting on February 13, 2024, at 7:00 pm at the Tyrone Township Hall located at 8420 Runyan Lake Road, Fenton.

Additional information is available at the Tyrone Township Zoning Department, 8420 Runyan Lake Road, Monday through Thursday, 9:00 am to 5:00 pm. They can be reached at (810) 629-8631 or via email at zoning@tyronetownship.us. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810)629-8631 at least seven (7) days prior to the meeting.

**Steve Krause, Chairman
Tyrone Township Planning Commission**

PUBLIC HEARING AGENDA:

- 1) Open the Public Hearing
- 2) Reading of the Public Notice
- 3) Receive Public Comments
- 4) Planning Commission and Planner Comments
- 5) Close the Public Hearing

APPROVAL OF MINUTES

December 12, 2023 Regular Meeting Minutes
January 9, 2024 Regular Meeting Minutes

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES - DRAFT**
3 **December 12, 2023 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

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:**

15
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.

25
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
39 less than 50 megawatts. He hopes to have an answer to that question soon. Commissioner Kevin

1 Ross felt the Planning Commission should table this conversation until they had legal counsel who
2 is an expert in this topic. Ross Nicholson reminded the Commissioners that we are under a
3 moratorium therefore we must actively be working on this. State law refers to solar facilities that
4 produce 50 megawatts and above. The Commissioners and the Planner continued to discuss the
5 topic for several minutes. They agreed that the goal is to make the ordinance the best that they can
6 for the Township. 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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13

DRAFT

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES - DRAFT**
3 **January 9, 2023 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).

29
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
33 ordinance. Several revisions were suggested. The attorney discussed the new Public Act 233. She
34 felt that the Planning Commission and their consultant had done well on the draft. She also felt
35 there should be a separate battery storage ordinance. It was requested that the draft be modified

1 according to the suggestions from the Attorney and reviewed at the next regular meeting. After the
2 revised draft is 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
10 this would not be an issue as it was previously approved by the Planning Commission and the
11 Township Board. The Planning Commission provided direction to the agent to revise the site plan
12 and 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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