

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING AND PUBLIC HEARING MINUTES**
3 **February 13, 2024 7:00 p.m.**

4
5 **PRESENT:** Steve Krause, Kurt Schulze, Jon Ward, Bill Wood, Garrett Ladd and Kevin Ross

6
7 **ABSENT:** Rich Erickson

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9 **OTHERS PRESENT:** Karie Carter and Matteo Passalaqua (CWA)

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11 **CALL TO ORDER:** The meeting was called to order at 7:00 by Chairman Steve Krause.

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13 **PLEDGE OF ALLEGIANCE:**

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15 **APPROVAL OF THE AGENDA:**

16 Chairman Steve Krause moved to approve the agenda as presented. Commissioner Kevin Ross
17 seconded. The motion carried.

18 **APPROVAL OF THE MINUTES:**

- 19
20 1) 12/12/2023 Regular Meeting Minutes: Approved as presented.
21 2) 01/09/2024 Regular Meeting Minutes: Approved as presented.

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

24
25 **NEW BUSINESS:**

26
27 **1) Master Plan Public Hearing**

28
29 Chairman Steve Krause moved to open the Public Hearing; Commissioner Ross seconded.
30 Chairman Krause read aloud the public notice:

31
32 *Please take notice that the Tyrone Planning Commission will hold a public hearing to consider a*
33 *proposed Master Plan. The hearing will be held during its regular meeting on February 13,*
34 *2024, at 7:00 pm at the Tyrone Township Hall located at 8420 Runyan Lake Road, Fenton.*

35
36 Chairman Krause opened the public comment portion of the public hearing. He asked that
37 anyone speaking give their name and address for the record. He also asked that those who wish
38 to be identified on record sign the guest sheet with their name and address. Several public
39 comments were received:

40
41 The first public comment was from a resident who gave only his first name (Chris) and did not
42 sign the guest sheet. He said he didn't want to be doxed, so he wouldn't give his address. He

43 said if we have his information on record, we know who he is. His concerns with the Master Plan
44 were that groundwater was not addressed. He said the residents had to push the Planning
45 Commission to build an ordinance for solar industrial plants that pollute the groundwater. He
46 also had an issue with section 11.13, under the Future Land Use there are no plans for creating
47 parks, trails, or recreation of any kind for the township. He asked why they wouldn't want to
48 help the health of the aging population by providing some access to these types of things. He said
49 that in section 12 of the Master Plan, they talk about education, but there are no activities to
50 actively facilitate educating the residents. It says there is mention of a once-a-year annual place
51 where they hold a meeting where people can come and learn about the Master Plan and people
52 can ask questions. He said the residents ask a lot of questions, but the board never answers them.
53 He asked if they were going to actually have an interaction with the public because that's rare.
54 He suggested the Planning Commission do more to educate the residents, maybe with video
55 clips. He suggested educating the public rather than just making something available to read. He
56 suggested that section 12.6, "Implementing Strategies" lists parks and improvements be
57 removed. We have no parks in the plan, so that should be removed. He said we should spend
58 the COVID money we received. He said it's nice to have nice roads, but we need healthy people.
59 We need people to come here to bike on trails.

60
61 Scott Dietrich of 13505 White Lake Road spoke next. He said that our biggest problem is
62 enforcement. Some people we enforce; some people we don't. There have been situations going
63 on for over a year... he said, "I guess it's who you know". He said it looks bad. The Township
64 doesn't enforce everyone equally. He said we have a supervisor who's looking for donations and
65 sponsors for his fishing tournaments. He said when he sees someone who's not adhering to the
66 rules, it makes him wonder. "Is money being passed under the table"? he asked. He said it
67 doesn't look good. He said some people are "harassed like hell when they want to do
68 something". He said everybody should be treated fairly and equally. He said the Township needs
69 to get enforcement worked out.

70
71 Another resident who refused to identify herself except for her first name (Jeanette) and did not
72 sign the guest sheet spoke next. She added to what the previous resident said about the
73 Supervisor asking for donations and sponsors. She said there was a post asking for money and
74 asking people to private message him and "we'll see what we can do for each other". She said
75 that many of the residents don't know what's going on and wondered why no one explained what
76 the Master Plan is. She said it would have been nice to have a small introduction. She said in the
77 2012 Master Plan it said we will protect historic resources. She told the audience "That part has
78 been removed from the new Master Plan". She said the comment in the new Master Plan draft
79 that states the Township Board worked with the Tyrone Township Historical Society to move the
80 Historical Townhouse to its new location is inaccurate and should be removed. She said that line
81 is completely inaccurate. She said that statement is a complete distortion and should be
82 removed. She said that's called changing history. She asked who suggested that statement be
83 included. She said there are plenty of videos showing the Supervisor's complete disdain for the
84 building and his refusal to work with the community. She suggested the following statement go
85 into the Master Plan: "The Historical Townhouse was allowed to go into horrible disrepair under

86 the Supervisor's watch. He sold the Historical Townhouse right under people's feet during the
87 COVID shutdown. A couple of years previous to that, it was supposed to go to a non-profit if
88 not being used by the Township, but he waited for that to expire and then put it up for sale. The
89 rest of us found out about the sale and immediately began looking for ways to get it back.
90 Thankfully, the man the Supervisor sold it to decided it needed to go back to its rightful owners.
91 It is now in its new rightful home because of the Historical Society and in spite of the
92 Supervisor". She asked again that they remove that sentence from the Master Plan because
93 "that's not what happened". She said the Supervisor refused to work with the community. She
94 said she didn't think the draft should be sent to the board for approval. She wanted more
95 visioning sessions, advertising, etc. She wants us to get the word out to people using all the free
96 tools we have.

97
98 Sara Dollman-Jersey of 9354 Foley Crossing spoke next. She said there was a lot of discussion
99 about a parks and recreation plan at the visioning sessions and she thinks is probably separate
100 from what they're doing now. She asked that they advocate for this to keep the door open for
101 funding. She said she knows there are a lot of things that come with parks and rec and trails such
102 as maintenance, liability, and potential expenses to the Township. She said she's not suggesting
103 they jump into the deep end and put the Township in financial jeopardy, but she would like to
104 see an open door to exploring possibilities for how we can provide that for the residents. It was a
105 common thread at the visioning sessions. She said she understood where Jeanette was coming
106 from regarding the back story of the Historic Townhouse. She said they did eventually get to a
107 point where they had to work with the Board otherwise the building would not be sitting there
108 now. She said that as the President of the Historical Society, they have worked so hard to take
109 the burden off the Township as much as possible. She is grateful for where they are now. She
110 would like to see preservation in the Master Plan in some form. She said it needs to be part of
111 our community's vision for the future. Historical preservation is something she is passionate
112 about. She said they've raised a lot of money in the past years from residents and it matters to
113 them, too.

114
115 Dean Haase of 10015 Walnut Shores Drive spoke next. He said that for the last five years,
116 they've been talking about green energy and yet there's not a single word in the Master Plan
117 draft that identifies, addresses, or has anything to do with green energy. He wants to know why.
118 He asked how they could put together a Master Plan for a community and not address that issue.
119 He said he'd be embarrassed to be on the Board right now. He asked why they can't address an
120 issue that's going to impact this community the way it's going to. He said he thinks it should be
121 sent back and they need to sit down with the community and understand what they want and
122 need and then re-address this at a later date.

123
124 The next public comment was from Steve Hasbrouck of 8038 Faussett Road. His first comment
125 was that there is no table of contents. He said he didn't like the future land use titles being
126 changed. He said they'd have to rewrite the entire Zoning Ordinance to fit the new verbiage from
127 the Master Plan. He said that proposed sanitary service areas need to be added to the new Master
128 Plan; it was in the old one. He said part of the trouble is they should have gone through the

129 current Master Plan and made corrections and updated it; but instead, they decided to jump in
130 with nothing and start from scratch.

131
132 Chairman Krause closed the public comment portion of the public hearing and brought it to the
133 Planning Commissioners and Planner for comments. He asked Planner Matteo Passalacqua to
134 give a brief review of where they're at in the Master Plan. He said he wants to keep this moving
135 along because they have been working on this for two years.

136
137 Chairman Krause asked if we'd received any comments from local municipalities. Mr.
138 Passalacqua and Ms. Carter stated they had not received any comments. Mr. Passalacqua
139 explained that the next step in the process is to send it to the Livingston County Planning
140 Commission for their review. The next statutory step is to send it to the Township Board for final
141 approval. It was discussed that a Table of Contents would be in the Master Plan once the
142 drafting process is complete. They leave it blank because all the changes during the process can
143 mess up the page numbers. It was discussed that they'd send the draft to Livingston County.
144 They would handle any necessary changes administratively; there would be no need for another
145 meeting. Chairman Krause asked that Mr. Passalacqua ensure the Master Plan posted on our
146 website is the same one we are sending the county (once the changes have been made). Vice-
147 Chairman Schulze explained that because they basically wrote the new Master Plan from scratch,
148 there are a number of ordinances that will have to be adjusted in order to facilitate the
149 implementation of the Master Plan. We have been working on that for at least three years, to try
150 to get all of the ordinances in sync. The next project is the ordinances. The Master Plan has to
151 come first before getting the ordinances done.

152
153 Commissioner Jon Ward addressed the parks and recreation comments. He pointed out that
154 under "Goals and Objectives" 10.7 Community Facilities and Public Service, objective 2 talks
155 about parks and recreation. This is in addition to the Master Plan. Vice-Chairman Shulze said
156 Tyrone Township is the only Township in Livingston County that does not have a park. The
157 issue is how they would fund a park. He said there was COVID money but there are also grants
158 that are available. We don't want to have a referendum for a tax increase to support parks and
159 recreation at this time. He said they need to put together a plan on what they want to do, and
160 then determine the methodology to fund it. Commissioner Ward said the first step in getting
161 grants is to have a parks and recreation plan. Mr. Passalacqua will provide the Planning
162 Commission with some copies of park and recreation plans.

163
164 Commission Ward asked Mr. Passalacqua to explain how they use the land designations in the
165 Future Land Use Map compared to the Zoning Ordinance. He said they're not using the exact
166 same terms for a reason. One is a zoning term; one is a Future Land Use term. Mr. Passalacqua
167 explained that they shouldn't mirror each other because the Future Land Use is the statement on
168 what direction you want to take your Zoning Ordinance. They are their own designations and
169 don't come with restrictions and regulations. They come with parameters depicted by lot size and
170 lot use; they're meant to be general. They're not meant to reflect the current zoning. They're
171 what we use as we enter into a zoning update or rewrite to reflect this is the type of land use we

172 want in these places. Vice-Chairman Schulze said none of us knows what’s going to happen 10
173 years from now. Unfortunately, when the 2012 plan was put together, no one knew about
174 COVID and all of its ramifications. Some of what we put in the 2012 plan addressed strip malls
175 and food centers and that’s probably not going to happen. It’s always easy to look back and say
176 what we should have done in 2012, but nobody understands for sure what’s going to happen 10
177 years from now. We don’t want to make it so that some of the things that we set up for
178 objectives can’t happen. We will maintain the rural nature of the Township as well as manage
179 the process of development; that’s what the Master Plan is for. Mr. Passalacqua explained that the
180 Master Plan is very frequently referenced when it comes to development reviews and new
181 construction reviews. Is the Master Plan in a position to support certain things coming down the
182 pipeline (whether we approve it or not)? It’s got enough detail to allow you to make those
183 decisions but it’s not so prescriptive that you don’t have flexibility. Vice-Chairman Schulze said
184 we need to be proactive rather than reactive.

185
186 Chairman Krause moved to send the Master Plan draft with the minor changes (including
187 formatting and Table of Contents) to the Livingston County Planning Department for their
188 comments. When they get their comments back, they will review them before making a
189 recommendation to the Township Board. Vice-Chairman Schulze supported the motion. The
190 motion carried by unanimous voice vote.

191
192 Vice-Chairman Schulze moved to close the public hearing and move back into the regular
193 meeting. Chairman Krause seconded. The public hearing was closed, and they returned to Old
194 Business Number One.

195
196 **Old Business #1:**

197
198 **1) Utility-Scale Solar**

199
200 Mr. Passalacqua gave a summary of where they were on the Utility-Scale Solar Ordinance. They
201 will continue to work with the attorney on it. There is nothing new for the Planning Commission
202 to review at this meeting; there will be in March. Chairman Krause asked Mr. Passalacqua to also
203 work on a battery storage ordinance as well as a wind ordinance. They discussed adopting a
204 Compatible Renewable Energy Ordinance (CREO). As long as the Planning Commission is
205 moving forward in the process, they’re good with the moratorium. The moratorium is set to
206 expire in April.

207
208 **CALL TO THE PUBLIC:** Several public comments were received.

209
210 Commissioner Ward explained that a solar overlay district doesn’t mean a solar farm would be
211 placed in those locations. They would have to meet all the regulations and the owner of the
212 property would have to agree to it. We are trying to retain local control. Chairman Krause
213 explained that there is no way someone can just come onto your property and place a solar farm.
214 They are doing the best they can with the set of circumstances they have to work with. He also

215 explained that in past meetings, they allowed a back-and-forth conversation with the residents,
216 and it got out of control. They were directed by the Board to put a stop to that.

217

218 **MISCELLANEOUS BUSINESS:** The March Workshop meeting was canceled due to the
219 Presidential Primary early voting taking place in the boardroom for that entire week.

220

221 **ADJOURNMENT:** The meeting was adjourned at 8:14 pm by Chairman Krause.

222

APPROVED