

**TYRONE TOWNSHIP  
REGULAR BOARD MEETING  
APPROVED MINUTES – MARCH 26, 2024 – PAGE 1**

**CALL TO ORDER**

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on March 26, 2024 at 7:00 p.m. at the Tyrone Township Hall.

**ROLL CALL**

Present: Supervisor Mike Cunningham, Clerk Pam Moughler, Treasurer Jennifer Eden, and Trustees Herman Ferguson, Kurt Schulze, and Zach Tucker. Absent: Trustee David Walker.

**APPROVAL OF AGENDA – OR CHANGES**

Treasurer Eden moved to approve the agenda as amended. (Trustee Tucker seconded.) The motion carried; all ayes. The amendment was as follows:

Removed New Business #9 Historic town hall electrician bids.

**APPROVAL OF CONSENT AGENDA**

- 1. Treasurer's Report – February 29, 2024**
- 2. Clerk's Warrants and Bills – March 21, 2024**

Trustee Tucker moved to approve the consent agenda as presented. (Trustee Schulze seconded.) The motion carried; all ayes.

**COMMUNICATIONS**

None.

**PUBLIC REMARKS**

Several public comments were heard.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

- 1. Tyrone Party Store Site Plan Review.**

Trustee Schulze moved to approve the Tyrone Party Store site plan to convert the existing auto service station into an expanded convenient store, as recommended by the Planning Commission. The assigned sewer REUs will remain as the original purchase of six. (Trustee Tucker seconded.) The motion carried; all ayes.

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**2. REU bulk purchase and Livingston County purchase offer.**

The board discussed the sewer REU bulk purchase options and decided on a two-tier bulk rate: 100-199 REUs = \$2000 discount per REU and 200+ REUs = \$3000 discount per REU. Supervisor Cunningham said he would bring back a resolution for board approval. No motion was made.

**3. Final 2023-2024 budget amendment.**

Trustee Ferguson moved to approve the 2023-2024 final budget amendment as presented. (Trustee Schulze seconded.) The motion carried; all ayes. The amendment is as follows:

Fund	Department	Account No.	Account Name	Current Budget	Current Balance as of 3/19/24	Suggested Amendment
GENERAL FUND	ASSESSOR	101-257-900.000	PRINTING & PUBLISHING	\$ 400.00	\$ 3,147.95	\$ 6,000.00
GENERAL FUND	ORDINANCE	101-724-805.005	LEGAL FEES - ORDINANCE	\$ 15,000.00	\$ 15,327.79	\$ 17,000.00
SHANNON GLEN RUBBISH REMOVAL FUND		225-528-811.000	TRASH/RUBBISH REMOVAL	\$ 6,305.00	\$ 6,400.39	\$ 6,405.00
IRISH HILLS ROAD IMPROVEMENT DEBT FUND		865-905-993.000	BOND INTEREST EXPENSE	\$ 17,726.00	\$ 18,086.25	\$ 18,087.00
SEWER O&M FUND		590-395-956.000	BANK SERVICE CHARGE	\$ 1,000.00	\$ 1,100.00	\$ 1,500.00

**4. Request to award fire well contract.**

Trustee Tucker moved to accept the bid from C.E. Layman & Son Well Drilling, Inc. at the cost of \$59,053.00 to install the fire suppression well at Alcoy Drive. (Trustee Ferguson seconded.) The motion carried; all ayes.

**5. Resolution to extend the solar energy moratorium.**

RESOLUTION #240310  
TYRONE TOWNSHIP, LIVINGSTON COUNTY

SECOND EXTENSION OF MORATORIUM ON SOLAR PROJECTS

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. being MCL 125.3101 et seq., authorizes Tyrone Township (the "Township") to adopt reasonable regulations to control the establishment and use of Commercial Large Scale Solar Energy Systems in accordance with the Township's Master Plan; and

WHEREAS, the Township has become aware of an increase of Commercial Large Scale Solar Energy Systems in the region, which is an emerging land use not sufficiently contemplated in the current Master Plan nor by the current zoning for anywhere in the Township; and

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WHEREAS, the Tyrone Township is beginning the process of reviewing the Master Plan and its zoning for the purpose of updating it to include recognition of Commercial Large Scale Solar Energy Systems in the Township as an emerging land use in the region; and

WHEREAS, integration of Commercial Large Scale Solar Energy Systems land use within the Township's existing land uses requires suitable regulations and controls to ensure compliance with the Township's Master Plan, among other things, by preserving agricultural property, and for the protection of general health, safety and welfare of all of the Township's residents;

WHEREAS, this Board believes it is prudent and wise in light of the emergence of Commercial Large Scale Solar Energy Systems land uses in the region, to assure proper locating and regulation of these land uses in the Township and must consider this Resolution for Moratorium on Commercial Large Scale Solar Energy Systems so as to better protect the public health, safety, and Welfare of Township residents; and

WHEREAS, imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow the Township to fully explore, analyze, research and develop proposed amendments to the Master Plan and the Township Zoning Ordinance, and to make recommendations to the Township Board regarding such amendments applicable to Commercial Large Scale Solar Energy Systems uses in the Township; and

WHEREAS, the Tyrone Township Board previously adopted a moratorium for six (6) months by Resolution #230402 and which expired on October 4, 2023, and

WHEREAS, the Tyrone Township Board extended that moratorium for an additional six (6) months by Resolution #231001 and which expired April 4, 2024.

NOW THEREFORE BE IT RESOLVED, a moratorium is hereby imposed upon the issuance of any and all permits, licenses, or approvals for any property subject to or under the jurisdiction of the Township's Zoning Ordinance for the establishment or use of any new Commercial Large Scale Solar Energy Systems uses in the Township. The moratorium imposed by this Resolution is for a six (6) month period, which expires October 4, 2024, or until Commercial Large Scale Solar Energy Systems regulatory amendments to the Township's Zoning Ordinance become effective, whichever occurs first. Before this moratorium expires, the Township may by resolution extend the moratorium for up to six (6) months to allow sufficient time to complete amendments to its Master Plan and Zoning Ordinance, if necessary. If an extension is adopted, the Township will publish notice of the extension.

RESOLVED BY: Trustee Tucker

SUPPORTED BY: Trustee Schulze

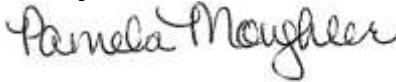
VOTE: Ferguson, yes; Cunningham, yes; Eden, yes; Schulze, yes; Tucker, yes; Moughler, yes; Walker, absent.

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ADOPTION DATE: March 26, 2024

**CERTIFICATION OF THE CLERK**

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on March 26, 2024, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.



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Pamela Moughler  
Township Clerk

**6. Resolution for moratorium on wind projects.**

RESOLUTION #240311  
TYRONE TOWNSHIP, LIVINGSTON COUNTY

**MORATORIUM ON WIND ENERGY PROJECTS**

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. being MCL 125.3101 et seq., authorizes Tyrone Township (the "Township") to adopt reasonable regulations to control the establishment and use of Commercial Large Scale Wind Energy Systems in accordance with the Township's Master Plan; and

WHEREAS, the Township has become aware of an increase of Commercial Large Scale Wind Energy Systems in the region, which is an emerging land use not sufficiently contemplated in the current Master Plan nor by the current zoning for anywhere in the Township; and

WHEREAS, the Tyrone Township is in the process of reviewing the Master Plan and its zoning for the purpose of updating it to include recognition of Commercial Large Scale Wind Energy Systems in the Township as an emerging land use in the region; and

WHEREAS, integration of Commercial Large Scale Wind Energy Systems land use within the Township's existing land uses requires suitable regulations and controls to ensure compliance with the Township's Master Plan, among other things, by preserving agricultural property, and for the protection of general health, safety and welfare of all of the Township's residents;

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WHEREAS, this Board believes it is prudent and wise in light of the emergence of Commercial Large Scale Wind Energy Systems land uses in the region, to assure proper locating and regulation of these land uses in the Township and must consider this Resolution for Moratorium on Commercial Large Scale Wind Energy Systems so as to better protect the public health, safety, and Welfare of Township residents; and

WHEREAS, imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow the Township to fully explore, analyze, research and develop proposed amendments to the Master Plan and the Township Zoning Ordinance, and to make recommendations to the Township Board regarding such amendments applicable to Commercial Large Scale Wind Energy Systems uses in the Township; and

NOW THEREFORE BE IT RESOLVED, a moratorium Is hereby imposed upon the issuance of any and all permits, licenses, or approvals for any property subject to or under the jurisdiction of the Township's Zoning Ordinance for the establishment or use of any new Commercial Large Scale Wind Energy Systems uses in the Township. The moratorium imposed by this Resolution shall remain in effect for six (6) months following the effective date of this Resolution, or until Commercial Large Scale Wind Energy Systems regulatory amendments to the Township's Zoning Ordinance become effective, whichever occurs first. Before this moratorium expires, the Township may by resolution extend the moratorium for up to six (6) months to allow sufficient time to complete amendments to its Master Plan and Zoning Ordinance, if necessary. If an extension is adopted, the Township will publish notice of the extension.

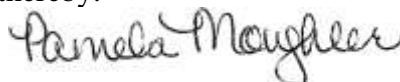
RESOLVED BY: Trustee Schulze  
SUPPORTED BY: Trustee Tucker

VOTE: Eden, yes; Tucker, yes; Ferguson, yes; Schulze, yes; Cunningham, yes; Moughler, yes; Walker, absent.

ADOPTION DATE: March 26, 2024

**CERTIFICATION OF THE CLERK**

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Pamela Moughler  
Township Clerk

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**7. Resolution for moratorium on battery storage systems.**

RESOLUTION #240312  
TYRONE TOWNSHIP, LIVINGSTON COUNTY

**MORATORIUM ON BATTERY STORAGE SYSTEMS**

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. being MCL 125.3101 et seq., authorizes Tyrone Township (the "Township") to adopt reasonable regulations to control the establishment and use of Commercial Large Scale Battery Storage Systems in accordance with the Township's Master Plan; and

WHEREAS, the Township has become aware of an increase of Commercial Large Scale Battery Storage Systems in the region, which is an emerging land use not sufficiently contemplated in the current Master Plan nor by the current zoning for anywhere in the Township; and

WHEREAS, the Tyrone Township is in the process of reviewing the Master Plan and its zoning for the purpose of updating it to include recognition of Commercial Large Scale Battery Storage Systems in the Township as an emerging land use in the region; and

WHEREAS, integration of Commercial Large Scale Battery Storage Systems land use within the Township's existing land uses requires suitable regulations and controls to ensure compliance with the Township's Master Plan, among other things, by preserving agricultural property, and for the protection of general health, safety and welfare of all of the Township's residents;

WHEREAS, this Board believes it is prudent and wise in light of the emergence of Commercial Large Scale Battery Storage Systems land uses in the region, to assure proper locating and regulation of these land uses in the Township and must consider this Resolution for Moratorium on Commercial Large Scale Battery Storage Systems so as to better protect the public health, safety, and Welfare of Township residents; and

WHEREAS, imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow the Township to fully explore, analyze, research and develop proposed amendments to the Master Plan and the Township Zoning Ordinance, and to make recommendations to the Township Board regarding such amendments applicable to Commercial Large Scale Battery Storage Systems uses in the Township; and

NOW THEREFORE BE IT RESOLVED, a moratorium is hereby imposed upon the issuance of any and all permits, licenses, or approvals for any property subject to or under the jurisdiction of the Township's Zoning Ordinance for the establishment or use of any new

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Commercial Large Scale Battery Storage Systems uses in the Township. The moratorium imposed by this Resolution shall remain in effect for six (6) months following the effective date of this Resolution, or until Commercial Large Scale Battery Storage Systems regulatory amendments to the Township's Zoning Ordinance become effective, whichever occurs first. Before this moratorium expires, the Township may by resolution extend the moratorium for up to six (6) months to allow sufficient time to complete amendments to its Master Plan and Zoning Ordinance, if necessary. If an extension is adopted, the Township will publish notice of the extension.

RESOLVED BY: Trustee Tucker

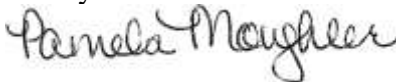
SUPPORTED BY: Trustee Schulze

VOTE: Schulze, yes; Eden, yes; Tucker, yes; Cunningham, yes; Ferguson, yes; Moughler, yes; Walker, absent.

ADOPTION DATE: March 26, 2024

**CERTIFICATION OF THE CLERK**

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Pamela Moughler  
Township Clerk

**8. Renewal of commercial insurance policy for township hall.**

Trustee Ferguson moved to renew the commercial insurance policy for the township hall at the cost of \$25,946.75 for a year. (Trustee Schulze seconded.) The motion carried; all ayes.

**9. Historic town hall electrician bids.**

Removed from the agenda.

**MISCELLANEOUS BUSINESS**

None.

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**PUBLIC REMARKS**

Several public comments were heard.

**ADJOURNMENT**

Trustee Schulze moved to adjourn. (Trustee Tucker seconded.) The motion carried; all ayes.  
The meeting adjourned at 7:51 p.m.