

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING AGENDA
April 9, 2024 7:00 PM**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES: March 12, 2024, Regular Meeting Minutes

CALL TO THE PUBLIC:

NEW BUSINESS:

1) McGinn Caregiver Operation Special Land Use

OLD BUSINESS:

1) Master Plan

2) Solar (Utility Scale)

3) Wind & Battery Storage (Utility Scale)

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

ADJOURNMENT:

**TYRONE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AGENDA
April 9, 2024 7:00 PM**

The notice below was published in the Tri-County Times on Sunday, March 24, 2024, in compliance with the Open Meetings Act.

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

Notice is hereby given that the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, April 9, 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 the following proposed Special Land Use Permit:

- 1. A request by Cameron McGinn for a proposed MMMA Caregiver Operation Special Land Use Permit at the property located at 9165 Faussett Road, Fenton, MI. Parcel ID: 4704-29-300-029. The property is zoned RE - Rural Estates. Reference Tyrone Township Zoning Ordinance #36, Section 21.55, and Articles 22 and 23.**

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 before the meeting.

Steve Krause
Tyrone Township Planning Commission

PUBLIC HEARING AGENDA:

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

APPROVAL OF MINUTES

March 12, 2024 Regular Meeting Minutes

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES - DRAFT**
3 **March 12, 2024 7:00 p.m.**

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

6 **PRESENT:** Kurt Schulze, Rich Erickson, Jon Ward, Bill Wood, and Garrett Ladd

7 **ABSENT:** Steve Krause and Kevin Ross

8 **ALSO PRESENT:** Karie Carter & Matteo Passalacqua

9 **CALL TO ORDER:** Vice-Chairman Kurt Schulze called the meeting to order at 7:00 p.m.

10 **APPROVAL OF THE AGENDA:** Commissioner Rich Erickson moved to approve the agenda as
11 amended. The Master Plan portion of Old Business was deferred to the next regular meeting. They
12 are awaiting approval from the Livingston County Planning Commission before recommending
13 approval to the Township Board. Commissioner Garrett Ladd supported the motion. The motion
14 carried by unanimous voice vote.

15 **APPROVAL OF THE MINUTES:** Commissioner Garrett Ladd moved to approve the February 13,
16 2024, regular meeting minutes with changes. There were two typos (Vice-Chairman Kurt Schulze's
17 last name was spelled incorrectly in two places). Commissioner Jon Ward supported the motion.
18 The motion carried by unanimous voice vote.

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

20 **OLD BUSINESS:**

21 **1) Master Plan:** Deferred to the next regular meeting.
22
23

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

25 The Planning Commission reviewed the latest versions of the draft ordinance text. They also
26 discussed the Utility-Scale Battery Energy Storage System (BESS) Zoning Ordinance draft and Solar
27 Overlay Draft edits. Some topics discussed were what setbacks, lot coverage and geography should
28 be considered. They also talked about wildlife protection and a required letter of credit for solar
29 facilities. They talked about decommissioning once the solar farm was out of business. They
30 discussed how to handle battery fires and the possibility of having training provided to the local fire
31 authorities. They recommended contacting the local fire departments to inquire as to their
32 capabilities and procedures regarding the extinguishing of battery fires. The Commissioners and the
33 Planner continued to discuss the topics for several minutes.

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

35 **MISCELLANEOUS BUSINESS:** The next Planning Commission Workshop meeting is scheduled for
36 Wednesday, March 20, 2024, at 6:00 pm.

- 1 **ADJOURNMENT:** The meeting was adjourned at 8:23 p.m. but was reopened due to one other
- 2 resident in the audience wishing to give a public comment. It was re-adjourned at 8:34 pm.

DRAFT

NEW BUSINESS #1

McGinn Caregiver Operation Special Land Use



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

March 28, 2024

Site Plan Review (Special Land Use)
for
Tyrone Township, Michigan

Applicant:	Cameron McGinn
Owner:	Cameron McGinn
Project Name:	Medical Marijuana Caregiver Operation / Special Land Use
Plan Date:	January 6 th , 2022
Location:	9165 Faussett Road (04-29-300-029)
Zoning:	RE – Rural Estate
Action Requested:	Special Land Use application for use as a Medical Marijuana Caregiver Operation

PROJECT NARRATIVE

The applicant is requesting a site plan and special land use approval to permit the use of a Medical Marijuana Caregiver Operation (MMCO) on an approximately 8.58-acre site. The applicant has provided a use statement, limited site plan, and mechanical specifications for proposed air filtration and circulation equipment.

Currently on the site is one (1) single family house, two (2) sheds, and one (1) quonset hut metal/wood framed structure. Sheet AS.1 of the site plan indicates an existing cement slab that housed a pole barn that has since been removed. However, Sheet AS.1 notes an approximate building height of 12’6” for the slab. If the pole barn has since been removed, this note should be removed.

Per an email from Zach Schifko dated March 12th, 2024, Mr. Schifko and his wife will live in the single family home. Mr. Schifko will operate the caregiver facility. Per this statement, the single-family home will be assessed as the principal structure onsite and the two (2) sheds and quonset hut will be considered accessory structures. The applicant states that operations will be conducted during normal business hours. However, those hours are not specified and should be included in a revised use statement.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Sheet AS.1 states the existing house will be used by owner/operator for residential uses. The use statement indicates that no residential use will be permitted in the growth facility. The plan indicates that the existing sheds are not currently used. If future uses are planned for these structures, the applicant will need to ensure they conform to the acceptable accessory uses allowed for this use and/or zone (RE).

Per Section 4.03 Q, a MMCO is a special land use in the Rural Estate (RE) district. Per this designation, the use is subject to standard review procedures per Sections 22 and 23 of the Zoning Ordinance as well as the additional regulation outlined in Section 21.55.

Per Section 22.01, The Township Planning Commission, after review and consideration of the special land use application and site plan according to the standards contained in this ordinance, shall recommend to the Township Board approval, disapproval or approval with conditions of the proposed special land use. The Township Board grants either approval, denial, or approval with conditions to the special land use application.

Information required to be included in a site plan is outlined in Section 23, Site Plan Review and Impact Assessment. The Planning Commission may waive any site plan requirements they consider to be clearly unnecessary for substantial review. Per Section 23.00 D, the Planning Commission may also grant a waiver for the Impact Assessment if it determines that there is not a significant potential impact on surrounding properties.

This report identifies information that is required for site plan and special land use review. Information or changes necessary for review are identified throughout the report, with information or changes and decisions for site plan and special land use approval identified in the summary at the end of this report.

Items to be Addressed: 1.) *Building height note for former pole barn over cement slab should be removed if pole barn no longer exists.* 2.) *Days and hours of operation should be added to the use statement.*

IMPACT ASSESSMENT

The applicant has provided traffic, utility, and environmental impact statements as a part of the use statement in the application. Additional information provided includes security measures, property improvements, disposal of waste products and water, nuisance mitigations (odors), exterior lighting and proposed daily operation procedures. It is unclear if the information in the impact statements have been generated by a third-party licensed professionals or been written by the applicant themselves.

Given the legal and operational complexity of operations at these sites and citing the adjacency of wetlands as well as residential uses and zoning, we recommend the Planning Commission ask the Township Board to hire an experienced professional to assess the current impact assessment and provide any analyses necessary as described in Section 23.04, items: Wetlands, Environmental Impact, Drainage, and Storage and Handling of Waste and Hazardous Materials. Per Section 23.04, the Township can hire experienced professionals to evaluate the Impact Study and, if necessary, prepare additional analyses, with the cost borne by the applicant.

The applicant has provided various information and specifications regarding the mitigation of nuisances primarily as it relates to odors created by operations. This information appears to be appropriate for the

purpose of eliminating odor issues. However, we recommend this information be evaluated as part of the impact analysis.

Items to be Addressed: 1.) *The Planning Commission should decide whether or not the impact statements provided by the applicant are sufficient. If the provided information is not deemed sufficient, the Planning Commission may recommend to the Township Board that an experienced professional evaluate the Impact Analyses provided by the applicant and if necessary, prepare additional analyses.* 2.) *We recommend the plans be reviewed by a professional engineering firm with environmental expertise as well as the Storage and Handling of Waste and Hazardous Materials, and Nuisance Mitigation.*

SITE DESCRIPTION

Lot Area:	8.58 Acres
Frontage:	484.65 feet along Faussett Road
Current Use:	Medical Marijuana Caregiver Operation

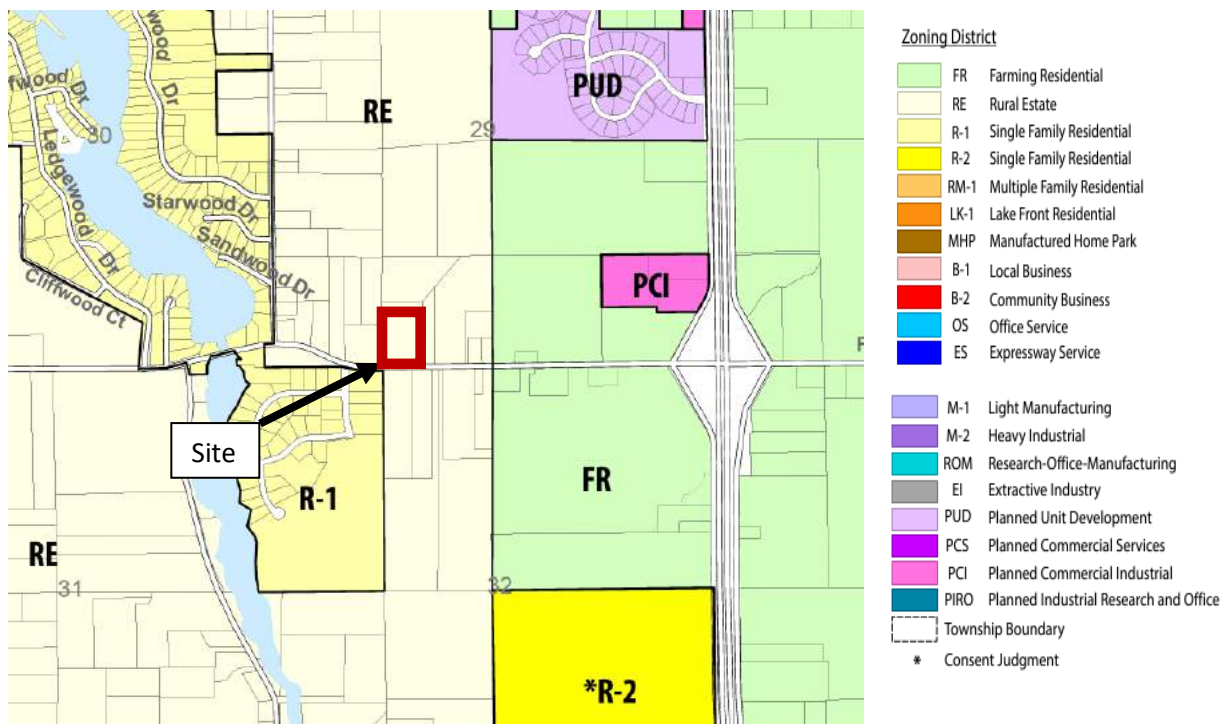
Aerial image of the site



Source: NearMap, Photo dated October 2nd, 2023

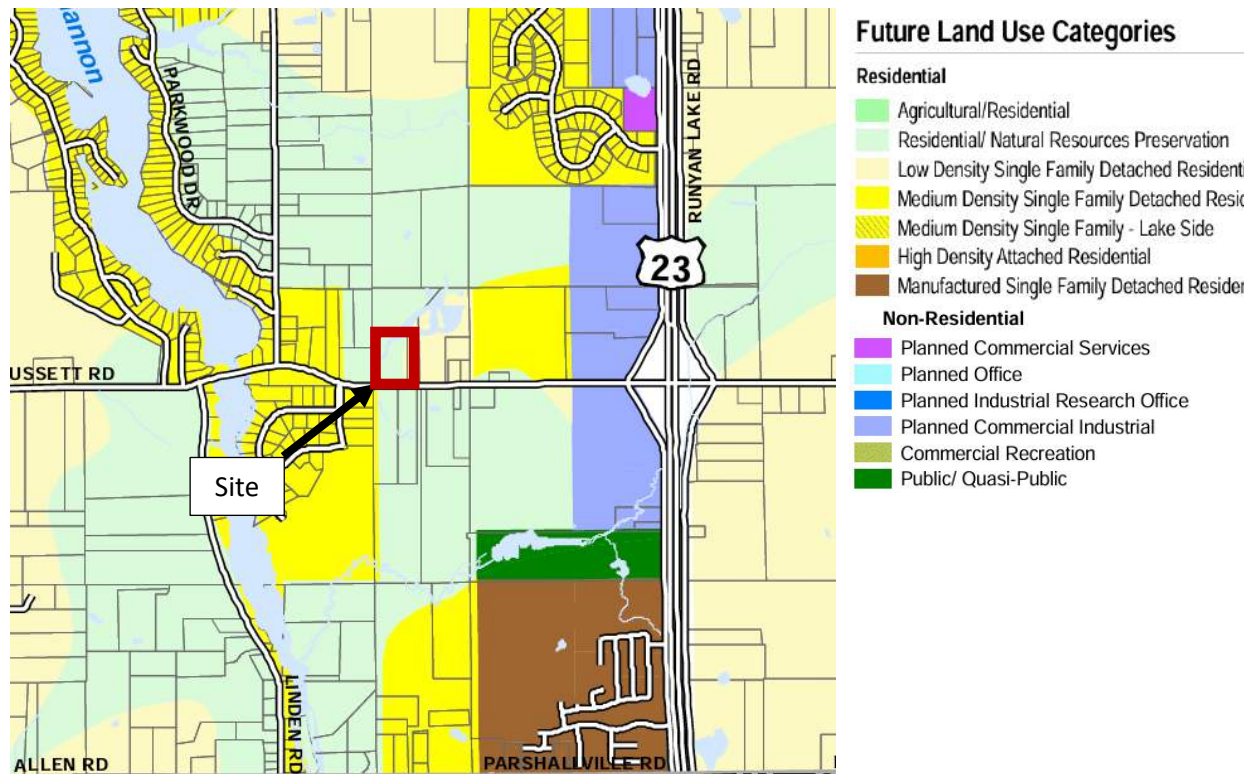
Existing Zoning:	<p>RE Rural Estate</p> <p><i>The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.</i></p>
Future Land Use Map:	<p>Residential / Natural Resource Preservation</p> <p><i>As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of 3 acres per dwelling unit. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.</i></p>

Current Zoning Map



Source: Tyrone Township Zoning Map, July 20, 2017

Future Land Use Map



Source: Tyrone Township Master Plan 2012

	North	East	South	West
Surrounding Zoning	<i>RE / Rural Estate</i>	<i>RE / Rural Estate</i>	<i>RE / Rural Estate</i>	<i>RE / Rural Estate</i>
Surrounding Land Uses	<i>Single Family Housing</i>	<i>Single Family Housing</i>	<i>Residential – Commercial Agriculture</i>	<i>Single Family Housing</i>
Future Land-Use Map	<i>Residential / Natural Resource Preservation</i>	<i>Low Density Single Family Detached Residence</i>	<i>Residential / Natural Resource Preservation</i>	<i>Residential / Natural Resource Preservation</i>

During our site visit on March 12th, 2024, the site was relatively unkept and all structures were in need of aesthetic improvements. Building inspections may be necessary to ensure safe conditions. The use statement indicates the applicant is prepared to make improvements to the site as dictated below:

- *Landscape and property appearance has and will be improved upon to meet county and township ordinance standards.*
- *Trash and brush have been removed from the property.*
- *Residential condition and appearance will be maintained on the property to ensure standard public image. Improvements will be made as needed.*
- *The home and additional structures will have improvements made promptly to improve perception and property values to surrounding community members.*

- *All reasonable requests and/or complaints relating to the improvement of the property's image will be taken seriously and acted upon in a timely manner.*

While it does appear that trash has been removed from the site, we recommend that the Planning Commission consider requiring a detailed plan showing how the applicant intends to restore the residential nature of the lot as it relates to the structures and landscaping. A landscaping plan was provided but does not appear to encompass all existing vegetation.

Items to be Addressed: 1.) *Planning Commission must decide whether or not it will require a detailed plan from the applicant showing specific improvements to structures and landscaping as well as timelines in which the improvements are to be completed.*

AREA, WIDTH, HEIGHT, SETBACKS

Per Sheet AS.1, the property contains one (1) existing home, two (2) existing sheds, and one (1) Quonset shed. Measurements are taken from the property lines.

Developmental standards for principal and accessory structures for the current zoning district are outlined below.

RE Rural Estate Principal Building District Development Standards

Single Family Home	Required: RE	Proposed:	Complies
Setbacks			
Front	100 feet	125 feet	Yes
Side	20 feet	Not provided (west) 179 feet (east)	Unknown, appears to comply Yes
Rear	75 feet	Not provided	Unknown, appears to comply
Building Height			
	30 feet	22 feet	Yes
Building Coverage			
	25 percent	1.79 percent (All Buildings)	Yes

RE Rural Estate Accessory Building / Structure District Developmental Standards

Shed 1 (closest to home)	Required: RE	Proposed:	Complies
Accessory Structure Setbacks			
Front	Side or Rear Yard	134 feet	Yes
Side	20 feet	193 (west) Not provided (east)	Yes Unknown, appears to comply
Rear	20 feet	Not provided	Unknown, appears to comply
Water's Edge	50 feet	Not provided	Unknown, appears to comply
Building Height			
	40 feet	10 feet	Yes
Building Coverage			
	25 percent	1.79 percent (All Buildings)	Yes

Shed 2 (closest to Quonset hut)	Required: RE	Proposed:	Complies
Accessory Structure Setbacks			
Front	Side or Rear Yard	193 feet	Yes
Side	20 feet	129 feet (west) Not provided (east)	Yes Unknown, appears to comply
Rear	20 feet	Not provided	Unknown, appears to comply
Water's Edge	50 feet	Not provided	Unknown, appears to comply
Building Height			
	40 feet	9 feet	Yes
Building Coverage			
	25 percent	1.79 percent (All Buildings)	Yes

Quonset Hut	Required: RE	Proposed:	Complies
Accessory Structure Setbacks			
Front	Side or Rear Yard	225 feet	Yes
Side	20 feet	110 feet (west) Not provided (east)	Yes Unknown, appears to comply
Rear	20 feet	Not provided	Unknown, appears to comply
Water's Edge	50 feet	Not provided	Unknown, dimension needed to assure compliance
Building Height			
	40 feet	20 feet	Yes
Building Coverage			
	25 percent	1.79 percent (All Buildings)	Yes

While some dimensions have not been included on Sheet AS.1, it appears that all of the existing structures conform with current setback standards. However, we do note that the Quonset hut's location appears to put it in contention for the water's edge setback for accessory structures.

Items to be Addressed: 1.) Quonset hut's distance from the water's edge should be shown on the site plan.

NATURAL RESOURCES

Topography: The site is relatively flat.

Wetlands: The site has existing wetlands which are part of a pond that spans southwest to northeast. The body of water traverses across two other neighboring properties.

Woodland: Existing woodland clusters exist on both sides of the wetlands and in the northern portion of the lot. Mature trees are scattered throughout the portion of the site containing the structures on the property.

Soils: The predominant soils are sandy loam and loam.

Water: The site contains an existing pond. Section 23.03 N, the regulatory status of the onsite wetlands shall be provided.

The use statement outlines that no chemical agents will be used, stored or disposed of on the premises; no chemical agents will be used in the cultivation process and any pesticides; and nutrients and cleaning agents used will consist of environmentally friendly products regarding operations. Sheet AS.2 indicates the location of three (3) forty (40) gallon barrels but does not provide details regarding their contents or use. All substances used and stored onsite, considered harmful or not, should be indicated on Sheet AS.2

by title and location of storage. If recommended by the Planning Commission, this information should be included in a revised impact assessment analysis.

Items to be Addressed: 1.) Sheet AS.1 should indicate whether the wetlands / pond onsite are regulated. 2.) Substance type, location and means of storage should be added to Sheet AS.2.

ACCESS & CIRCULATION

The site will continue to be accessed via the existing dirt drive from Faussett Road, a paved county road, along the southern border of the site. A concrete driveway runs between the dirt drive and single-family home on the site. A sixty-six-foot easement runs along the western side of the property to provide access to the rear neighbor lot.

Per the applicants use statement, only one caregiver is anticipated to be on-site during hours of operation and the single-family home will be used as a residence. In that document, a statement is made about the potential for additional help being on-site during heavy workloads. An email from Mr. Schifko dated January 26th 2024 states additional help will be limited to one (1) to two (2) people. The frequency of additional help will be on average, once per month and limited to normal business hours. Additional help will be directed to park vehicles in between the single-family home and the garage. No garage is indicated on sheet AS.1.

The use statement also indicates that no on-site transfer of product will be made. All medicinal marijuana will be delivered to the patients off-site.

The applicants use statement outlines that no abnormal traffic will be generated as a result of the intended uses. Traffic volume is anticipated to be that of a single-family residence.

An email dated January 26th, 2024 from Mr. Schifko states during normal operation, there will be no more than two (2) vehicles on the property in relation to the caregiver facility. No parking calculations were provided in the application. Sheet AS.1 does indicate a dedicated parking area for the caregiver facility however the surface of this space is unclear. Per Section 25.02 B, parking areas in RE may be dirt however Section 25.02 C states, “all parking is prohibited in any yard area except in clearly defined driveways.”

We defer to the Township Engineer and the Fire Chief on other comments related to site access and circulation.

Items to be Addressed: 1.) Applicant should provide a specific range of minimum and maximum individuals to be on-site both during and outside of operational hours to determine parking needs. 2.) Once parking needs are determined, Sheet AS.1 should be modified to indicate dedicated parking areas and their surface to ensure compliance with Section 25.02 C.

ESSENTIAL SERVICES & UTILITIES

Sheet AS.1 outlines existing power poles and wire running parallel to Faussett Road and states power to site is trenched underground. However, the path of underground lines is not shown. Per Section 23.02H, an additional sheet on the site plan should be provided showing the pathway of all underground utilities

given the multiple structures onsite that may utilize electrical or gas services. The use statement indicates the property has its own independent power transformer provided by Consumers Energy. However, the transformer is not shown in the plans.

Sheet AS.1 provides information relating to water and sewer access via wells and septic systems. While existing well and septic system locations are provided for the single-family home, no such systems are identified for the Quonset hut caregiver cultivation facility. A note on Sheet AS.1 referring to the structure states “sump pump exit valve to be connected to existing septic”. An email dated January 26, 2024 from Mr. Schifko states the sump pump will discharge out of the back of the building and will be run underground to the existing septic system. This statement indicates the connection between the cultivation facility and existing septic has not been installed. The addition of this connection should be clarified in the use statement and the proposed or existing path of the drain line should be shown on a revised site plan. An email from Mr. Schifko dated March 12th, 2024 states “the water source is from the existing well that is labeled on AS1”. We believe this is in reference to the cultivation facility, but no details regarding the waters course from the single-family residence are provided.

Concurrently, the use statement indicates the use of water within the caregiver facility. However, the source of that water is not provided. All existing and/or proposed well and septic systems should be shown on Sheet AS.1 as well as a note or indicator showing how water will be sourced and disposed of for each structure utilizing the service. The use statement outlines that water used on the premise will be triple filtered through a fully updated reverse osmosis filtration system. Well water will go through three (3) filtration devices to ensure safe product is grown. Waste water or biproducts resulting from the facility will be stored inside until coordinated trash removal can occur. It is unclear if disposal requires specialty services or domestic trash hauling.

No information was provided regarding the site’s flood risk. However, information available via the FEMA database indicates the property is not within a flood zone.

Per Section 23.02 K (Drainage Facilities), topographic information should be provided on a revised site plan showing watercourses associated with runoff from the cultivation facility given its proximity to the adjacent pond.

We defer additional comments on essential services, utilities, and stormwater management to the Township Engineer.

Items to be Addressed: 1.) A revised site plan showing the location of all existing or proposed utility infrastructure as well as drainage routes should be added to the application. The revised site plan should include the location of all existing and/or proposed well and septic systems as well as water and drain lines providing the transfer of water, electrical and gas systems, and placement of the power transformer. 2.) If recommended, the impact assessment analyses should include a review of the proposed methods of water use, filtration and disposal, general refuse and biproduct disposal as well as review topographic and drainage information to assess the cultivation facilities potential effects on the adjacent pond.

LANDSCAPING & SCREENING

Existing and proposed landscaping is shown on Sheet AS.1. New landscaping is proposed to complement existing vegetation.

Per the limited requirements for single residence lots in the Township, we cite the need for screening of any proposed or existing mechanical equipment and the disclosure of proposed foliage species. Per our site visit, Sheet AS.1 does not appear to show all existing vegetation. However, the applicant's count of existing and proposed plants is below:

- Existing Trees: Sixty-Six (66)
- Proposed Foliage: Seventeen (17)

Proposed foliage is placed to line the dirt drive and complete the encompassment of the cultivation facility. Two areas located to the north of the onsite structures are designated as "Existing Tree Line." Per Section 21A.04 E2, mechanical equipment shall be screened on at least three (3) sides. Part H of Section 21A.04 states no landscaping materials will be planted in any way which will interfere with or cause damage to underground utilities. Per the location of the indicated transformer and any other above ground or structure mounted mechanical equipment, screening of this equipment must be shown on a sheet in the site plan which also includes utility infrastructure.

We do note that Sheet AS.3 shows the location of AC Condensers on the east and west elevations of the Quonset hut. However, proposed facility screening is placed with the intent of shielding the Quonset hut and associated equipment from view. Per the screening intent, Sheet AS.1 does not indicate what new foliage is proposed. This information will need to be provided to ensure the materials indicated for screening can fulfill this purpose.

Items to be Addressed: 1.) Mechanical equipment and its proposed type of landscape screening shall be shown on a revised site plan in conjunction with the location of all onsite utilities.

LIGHTING

Section 21.55.J provides regulations for lighting used inside cultivation facilities. Given the structure shown on Sheet AS.3 has no windows, this requirement will be met.

The use statement indicates that no exterior lighting will be installed in order to maintain the current environment for surrounding community members.

Items to be Addressed: None

SIGNAGE

Sheet AS.1 shows the placement of address signage located northeast of the dirt drive and Faussett Road intersection. The use statement indicates that "no trespassing" sign is currently being used on the "building." We interpret this to mean the cultivation facility, but this should be clarified. The statement also indicates that no signage on the property will indicate a caregiver operation which fulfills the requirements set by Section 21.55 H5.

Items to be Addressed: None

SPECIAL LAND USE STANDARDS

Section 22.04 Special Land Use

All special land uses are required to satisfy the following criteria. Our comment on this requirement is provided following each item listed.

- A. Master Plan.** The special land use will be consistent with the goals, objectives and future land use plan described in the Township's Master Plan.

CWA Comment: The future land use zoning of the area is conducive to low density residential use.

- B. Zoning District.** The special land use will be consistent with the stated Intent of the zoning district.

CWA Comment: The proposed use of the property is allowable under special land use permitting in the RE zone.

- C. Neighborhood Compatibility.** The special land use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.

CWA Comment: Pending any additional reviews or analyses requested by the Planning Commission or the Township Board, submitted materials indicate the applicant's intention of maintaining the residential nature of the neighborhood as well as implementing mitigation measures to ensure operations do not adversely affect the neighboring properties.

- D. Environment.** The special land use will not significantly impact the natural environment.

CWA Comment: The applicant has stated several measures regarding the filtration of air and water as well as use of non-hazardous chemicals. While these measures appear appropriate, we recommend they be reviewed and analyzed by qualified professionals as part of the impact assessment review.

- E. Public Services.** The special land use can be served adequately by public facilities and services such as police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools.

CWA Comment: The uses proposed for the site appear to be low impact and require no more than that of standards services for residential uses.

- F. Traffic.** The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:

1. *Turning*. Vehicular turning movements;
2. *Intersections*. Proximity and relationship to intersections;
3. *Sight Distance*. Adequacy of sight distances;
4. *Parking*. Location and access of off-street parking; and,
5. *Pedestrian Access*. Provisions for pedestrian traffic.

CWA Comment: Statements by the applicant indicate traffic will not exceed that of a normal single-family residence.

- G. Additional Development.** The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

CWA Comment: This review has not cited any major conflicts with the intent of this criterion.

- H. Health, Safety and Welfare.** The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.

CWA Comment: This review has not cited any major conflicts with the intent of this criterion however we defer to any additional information provided from the potential impact analyses.

Section 21.55 Medical Marijuana Uses

This section outlines the requirements of MMCO facilities within the Township and whether or not applicable information in the site plan or use statement adhere to those requirements. It should be noted that any deficiencies not noted in this review do not constitute a waiver from those requirements outlined in the Township Zoning Ordinance or Michigan State Law.

The use statement appears to provide compliance with the definition of a MMCO per Part D3. Per Part E, the Township shall have the right to inspect the facility during business hours. These hours should be clearly defined in the use statement.

Part H

1. Where Permitted. The site must be under the control, through written lease, contract, or deed, in favor of the primary caregiver or registered qualifying patient associated with that facility.
 - a. If the registered qualifying patient has site control, only the primary caregiver for that qualifying patient shall access the growing portion of the structure, and if the structure is a residence, only those qualifying patients residing in the residence may be supported by that primary caregiver.

- b. Qualifying Patients, unless residing in the single family structure, are prohibited from entering the structure where growing is occurring. Those Qualifying Patients residing in the single family structure must comply with Section 21.55.H.2;
- c. There shall be no outward appearance of a caregiver operation.

CWA Comment: No ownership or lease control of the site was provided to confirm this requirement. The applicant has stated that no access to the cultivation structure shall be permitted without the presence of the caregiver. Clarification is needed on whether registered caregivers are also qualifying patients. The applicant has stated that the site will retain its current single family home appearance and that site improvements are planned to improve the property's perception and surrounding property values.

- 2. One Caregiver per Approved Caregiver Operation. The structure and location from which a primary caregiver grows, cultivates, or otherwise provides services to his or her qualifying patients shall not be used by more than one primary caregiver for that primary caregiver's services as allowed under the Act.

CWA Comments: The email dated March 12th, 2024 from Mr. Schifko indicates that there will be a single primary caregiver, identified as the property owner.

- 3. Delivery Required. Transfers of medical marijuana from the primary caregiver to his or her qualifying patient(s) shall be accomplished only by the delivery of medical marijuana by the primary caregiver to the home of the qualifying patient. No onsite transfer to a qualifying patient is permitted.

CWA Comments: The use statement indicates that no on-site transfer of product will be made. All medicinal marijuana will be delivered to the patients off-site.

- 4. Sales of Paraphernalia Prohibited. No sales of drug paraphernalia as defined herein are permitted, except to the qualifying patients of that caregiver.

CWA Comments: A note should be added to the use statement indicating that no related paraphernalia will be sold to non-qualifying patients.

- 5. Signage. A primary caregiver operation shall not bear any sign or emblem that would indicate the presence of the MMMA related activity.

CWA Comments: The use statement indicates that no signage on the property will indicate a caregiver operation.

- 6. Consumption. Consumption of marijuana by a qualifying patient shall not occur at a caregiver operation, and, as set forth by the Act, shall not consume marihuana on any form of public transportation, or in any public place, or at a primary caregiver's dwelling unit. In the case where a registered caregiver is also a registered qualifying patient, consumption exclusively by the caregiver/patient at the caregiver/patient's dwelling unit is permitted. Also, a qualifying patient who resides in the same dwelling unit as his/her caregiver may consume at the same dwelling unit.

CWA Comments: Clarification on whether the registered caregiver, or his wife are qualifying patients will dictate onsite consumption regulations.

Part I.

Growing of Medical Marijuana. Growing of marijuana shall only be allowed as set forth in the Act, including the requirement that plants must be located within an enclosed, locked facility. An enclosed locked facility means:

1. For marijuana grown indoors, a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by the registered primary caregiver or registered qualifying patient associated with that facility.

CWA Comments: The use statement states cultivation will take place indoors and that there will be three (3) locked rooms inside the locked building containing the patients' cannabis plants. We note the need to clarify which building is being referred to.

Part J.

Lighting. If a room with windows is utilized as a growing location, any lighting between 10 PM and 7 AM shall be shielded to prevent ambient light spillage onto adjacent residential properties.

CWA Comments: Sheet AS.3 indicates that there are no windows in the existing accessory building to be used for the growing location.

Part K.

Building Approvals. Any building or structure used for cultivation of marijuana shall obtain all necessary building, plumbing, electrical, and any other necessary permits and approvals to ensure the facility meets current code standards. In addition, the facility shall be subject to inspection to ensure compliance with applicable fire code and the security requirements of the Act.

CWA Comments: The use statement provides statements that all equipment and safety inspection will be handled by Livingston County Building Department. It also states that both the single-family residence and MMMP building will comply with all safety and inspection requirements as community benefiting upgrades are made to the premises.

Items to be Addressed: 1.) Proof site control by the primary caregiver or registered qualifying patient must be provided. 2.) Clarification is needed on whether registered caregivers are also qualifying patients. 3.) A note should be added to the use statement indicating that no related paraphernalia will be sold to non-qualify patients. 4.) The use statement should indicate which "building" will be secured per cultivation operations.

SUMMARY

We feel that the following issues need to be resolved before a recommendation of approval:

1. Several pieces of information were provided at varying times during our review period via emails and modified site plans. While we have reviewed and noted necessary items to complete our review, we recommend the applicant consolidate all information provided into one site plan and one-use statement so clear records can be kept on file to ensure compliance.
2. A determination by the Planning Commission as to whether a revised site plan including all the information listed below or a waiver by the Planning Commission as to the specific information not needed on the site plan.
3. The Planning Commission should decide whether or not the impact statements provided by the applicant are sufficient. If the impact statements as submitted are deemed sufficient, then the Planning Commission could consider a recommendation of the special land use to the Township Board.

If the provided information is not deemed sufficient, the Planning Commission should determine if it would like to recommend to the Township Board that an experienced professional evaluate the submitted Impact Analyses and, if necessary, prepare additional analyses. If the review of an experienced professional is recommended, we recommend the focus of this review be based on the impact assessment items relating to Wetlands, Environmental Impact, Topographic and Drainage information related to the existing pond, Storage and Handling of Waste and Hazardous Materials, Nuisance Mitigation, Water Filtration methods, and Quonset hut's proximity to water's edge.

The Planning Commission will need to determine if it will require the additional information cited below and/or any other items cited in their own review, be applied, and resubmitted for review. If the Planning Commission declines to have this additional information added or opts to select specific information from the items listed below, they should be cited in a conditional approval.

1. On all sheets on the site plan, as well as in the use statement, any non-specific term such as "building," "structure" or etc., must be updated indicating the facilities use such as "cultivation facility" or "single family residence."
2. Building height note for former pole barn over cement slab should be removed if pole barn no longer exists.
3. Days and hours of operation should be added to the use statement.
4. Planning Commission must decide whether or not it will require a detailed plan from the applicant showing specific improvements to structures and landscaping as well as timelines in which the improvements are to be completed.
5. Quonset hut's distance from the water's edge should be shown on the site plan.
6. Sheet AS.1 should indicate whether the wetlands / pond onsite are regulated.
7. Substance type, location and means of storage should be added to Sheet AS.2.
8. Applicant should provide a specific range of minimum and maximum individuals to be on-site both during and outside of operational hours to determine parking needs.

9. Once parking needs are determined, Sheet AS.1 should be modified to indicate dedicated parking areas and their surface to ensure compliance with Section 25.02 C.
10. A revised site plan showing the location of all existing or proposed utility infrastructure as well as drainage routes should be added to the application. The revised site plan should include the location of all existing and/or proposed well and septic systems as well as water and drain lines providing the transfer of water, electrical and gas systems, and placement of the power transformer.
11. Mechanical equipment and its proposed type of landscape screening shall be shown on a revised site plan in conjunction with the location of all onsite utilities.
12. Proof site control by the primary caregiver or registered qualifying patient must be provided.
13. Clarification is needed on whether registered caregivers are also qualifying patients.
14. A note should be added to the use statement indicating that no related paraphernalia will be sold to non-qualify patients.
15. The use statement should indicate which "building" will be secured per cultivation operations.

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

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TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

29-300-029

Property Address / Location 9165 Faussett Rd Tyrone Township, MI 48430	Parcel ID/Zoning District 4704- RE
Property Owner(s) Cameron McGinn	Telephone 810-772-3672
Street Address	Cell Phone
City State and Zip code	FAX or E-Mail
Authorized Agent Thomas Lavigne	Telephone TOM 313-319-0416
Street Address 2930 Jefferson Avenue East	Cell Phone zach 810-772-3672
City Detroit State and Zip Code MI 48207	Zach.blackrock@gmail.com

Type of Review:

- | | | |
|--|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description: Special Land use Application and site plan review for MMMP State Licensed caregiver facility located within a outbuilding at the property address: 9165 Faussett Rd. All operations related to this application are within the boundaries of current state and local policy;

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.

Cameron McGinn
Signature of Owner or Authorized Agent

Date 11/13/23	Tax Status pd. in Full	Fees: 101-000000-607-006	Escrow: 701-000000-283-__
Received By: KC/RN	per L.C. Treasurer's Office - michale	\$1650 - pd. cash	\$2000 pd. cash

Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

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- a) The cost of the review of applications for approvals and variances;
- b) Site Plan Reviews;
- c) Any Planning Commission meetings;
- d) Special meetings;
- e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
- f) Reviews by Township planner and/or engineer;
- g) Publications and notices of public hearings or meetings;
- h) Traffic studies;
- i) Environmental impact studies;
- j) Engineering Construction Reviews
- k) Zoning administrator inspections and involvement;
- l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

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Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of \$ 2,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest. *pd. cash 11/6/23*

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: Karie Carter

Its: Tyrone Township Zoning Admin.

APPLICANT

[Signature]

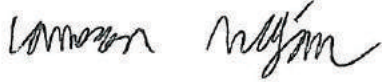
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I, Cameron McGinn, authorize Zach Schifko to handle all matters related to the special land use application for 9165 Faussett Rd.

Cameron McGinn



Owner

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USE STATEMENT

MMMP Caregiver Operation

9165 Faussett Rd Fenton, MI 48430

To: Tyrone Township Officials

The following information will serve as a formal application to the Tyrone County Planning Commission to approve a Special Land Use Permit required by ordinance to operate as a Medical Marijuana Caregiver. The referenced location will be used for cultivating cannabis for six (6) patients. (12) plants per patient as permitted under Michigan's MCL 333.26424. No more than 72 plants will be in the vicinity at any time.

Site Plan

- All patients are registered medical marijuana patients with the Department of License and Regulatory Affairs MMMP.
- Current State licensing will be provided as requested.
- Patients will not be allowed at the caregiver facility unless accompanied by the caregiver.
- Delivery of the Medical Marijuana will be conducted by the primary caregiver to the patient.
- There will be no on-site transfer of medical marijuana to patients.
- Consumption of medical marijuana of the qualifying patient will not be permitted at the site location.
- Medical marijuana will only be permitted to the qualifying patients.
- There will be no more than one caregiver registered at the location.
- The caregiver will be working only during normal business hours during the day to eliminate any unusual activity on the premises.
- Any additional help being brought in will be limited to rare instances on days that require extensive work.
- There will be 3 locked rooms inside the locked building containing the patients' cannabis plants.
 - All water used on the premises will be triple filtered through a fully updated reverse osmosis filtration system.
- The locked cultivation rooms will include the following:
 - a.) **Room 1:** (24) Werkz Direct brand 660W LED lights, (1) Ideal-Air commercial dehumidifier, (1) mini split air conditioner, (30) elevated plant support trays, (1) Titan Control co2 regulator, and (1) 3-in-1 temperature/humidity/carbon monoxide sensor. (specs for all have been included)
 - b.) **Room 2:** (24) Werkz Direct brand 660W LED lights, (1) Ideal-Air commercial dehumidifier, (1) mini split air conditioner, (30) elevated plant support trays, (1) Titan Control co2 regulator, and (1) 3-in-1 temperature/humidity/carbon monoxide sensor. (specs for all have been included)

C.) **Room 3:** (12) Werkz Direct brand 660W LED lights, (1) Ideal-Air commercial dehumidifier, (1) mini split air conditioner, (12) elevated plant support trays, (1) Titan Control co2 regulator, and (1) 3-in-1 temperature/humidity/carbon monoxide sensor. (specs for all have been included)

- All mechanical devices within the room will be monitored and automated through sensors in each room by the Trolmaster System.

-Well water will go through three filtration devices to ensure safe product is grown.

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-All plants will be grown organically without any use of harmful chemicals on premises.

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-No residential use will be permitted within the grow facility

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Traffic Impact

-There shall be no abnormal amount of traffic as a result of this approval.

-Traffic volume will maintain that of a typical household in relation to and in consideration to the surrounding community.

Utility Impact

-The property currently has its own independent power transformer provided by Consumers Energy.

-This will eliminate any possibility of compromising any electrical utilities being used by neighboring community members.

-All electrical equipment and connections will maintain safety requirements implemented by Consumers Energy and local ordinances.

Environmental impact

-There will be no chemical agents used, stored, or disposed of on the premises.

-The cultivation process will not be using any chemical agents for both the safety of the patients as well as the surrounding environment.

-all pesticides, nutrients and cleaning agents will consist environmentally friendly products

Security

-Alarm systems have been installed in the building.

-Wi-Fi has been installed enabling offsite safety monitoring.

-Security cameras with motion sensors have been installed.

-Signage outside the building stating that there shall be no trespassing has been installed.

- There will be no signage on the property that would indicate a caregiver grow is being conducted.

- All plants will be enclosed in a locked and secure facility as required by state and local policy.

Property Improvement

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-Landscape and property appearance has and will be improved upon to meet county and township ordinance standards.

-Trash and brush have been removed from the property.

-Residential condition and appearance will be maintained on the property to ensure standard public image. Improvements will be made as needed.

-The home and additional structures will have improvements made promptly to improve perception and property values to surrounding community members.

-All reasonable requests and/or complaints relating to the improvement of the property's image will be taken seriously and acted upon in a timely manner.

Disposal of Waste Product

-Any/all waste or bi products resulting from the caregiver facility shall be stored inside the facility until coordinated trash removal company removes from site in order to eliminate any access to potential trespassers.

Nuisance Mitigation- Ventilation/air filtration

- The applicant is committed to taking all impact concerns seriously and plans to make a conscious effort in considering all aspects of preserving a quality standard of living in the community.

-The building has been professionally insulated with 3-6 inches of foam around the entire building.

- Each room has double layers of foam board for extra insulation and air quality preservation.

- Each room has two can filters (air filters) that dissipate any odors that come from the plants.

- The can filters, also known as carbon air filters, work by constantly drawing air from one end of the device and forcing through the filter components then circulating back into the room without any use of outside air.

-The filters are interchangeable and are designed specifically for odor elimination as well as removing dust or particles from the air. (Specifications provided).

- No fresh air intake/ouptake will be implemented within the building.

-All odors will be contained within each room inside of the building and internally filtered within those rooms.

- Previous odors that were caused in the past were a direct result of the above measures not being implemented.

- Previously installed fresh air ventilation system to suck the odors out of the building and blow it outdoors has since been removed.

-The building has no windows providing enhanced privacy, security, and eliminating any air leaks.

Exterior Lighting

-There will be no exterior lighting on the structure to maintain the current environment for surrounding community members.

-High resolution night vision cameras are already in place to maintain the security of the building day or night.

Annual Reporting

-Annual reports will be provided as requested by local ordinance.

-Annual reports will consist of current state licensing documents, complaint reviews, action plans resulting from complaints.

-Annual reports will be submitted to the township.

Livingston County Building Department

-All equipment and safety inspections will be handled by Livingston County Building Department.

-Both the home and MMMP building will comply with all safety and inspection requirements as community benefiting upgrades are made to the premises.

-The site will maintain continued compliance with all county building department's code Policys including but not limited to; building permit, electrical permit, mechanical permit, and plumbing permit.

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Z | A
D | B

31213 NORTHWESTERN
BLVD., SUITE 104
FARMINGTON HILLS,
MICHIGAN 48334
OFFICE: 248-787-6928
FAX: 248-994-8277



PROJECT:
PROPOSED
CAREGIVER
FACILITY
8145 FAUBUSSETT
ROAD
FENTON,
MICHIGAN 48430

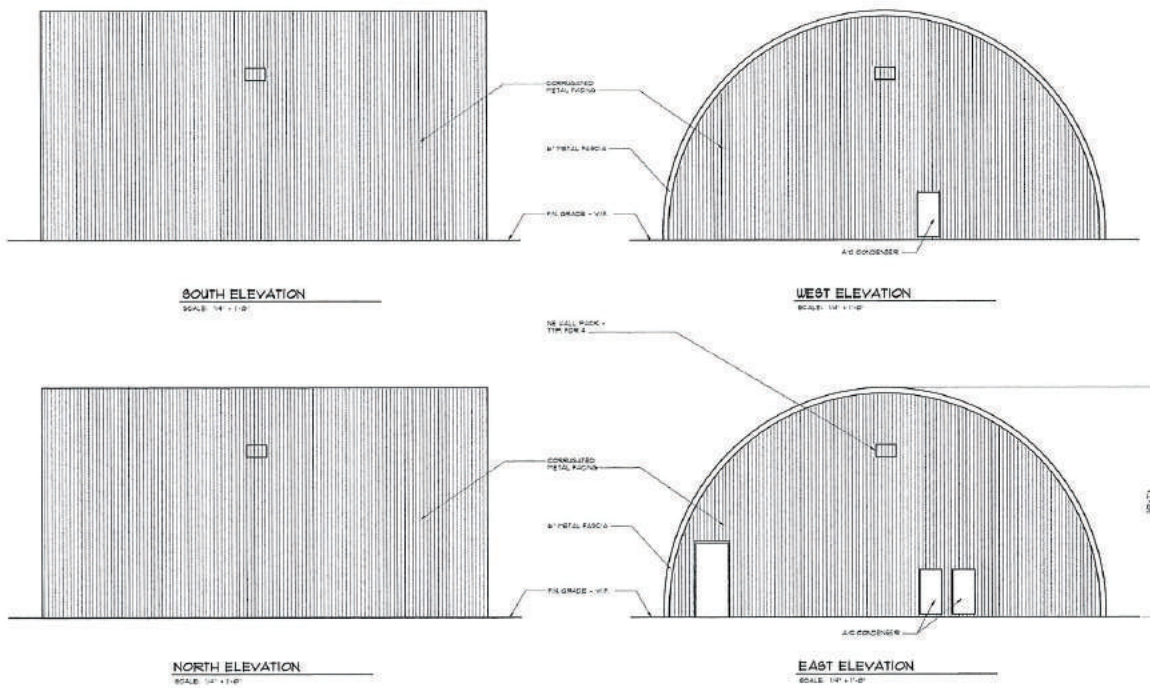
ISSUED FOR:
PERMIT
01-09-2022
REVISED
01-29-2022 PR. CITY

DO NOT SCALE PRINTS-
USE FIGURED
DIMENSIONS ONLY

JOB NO.
21-088

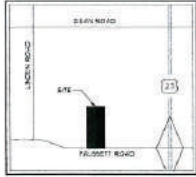
SHEET NO.

AS.3



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LOCATION MAP
NO SCALE

PROPOSED CAREGIVER FACILITY
THE CITY OF TYRONE, PENNSYLVANIA

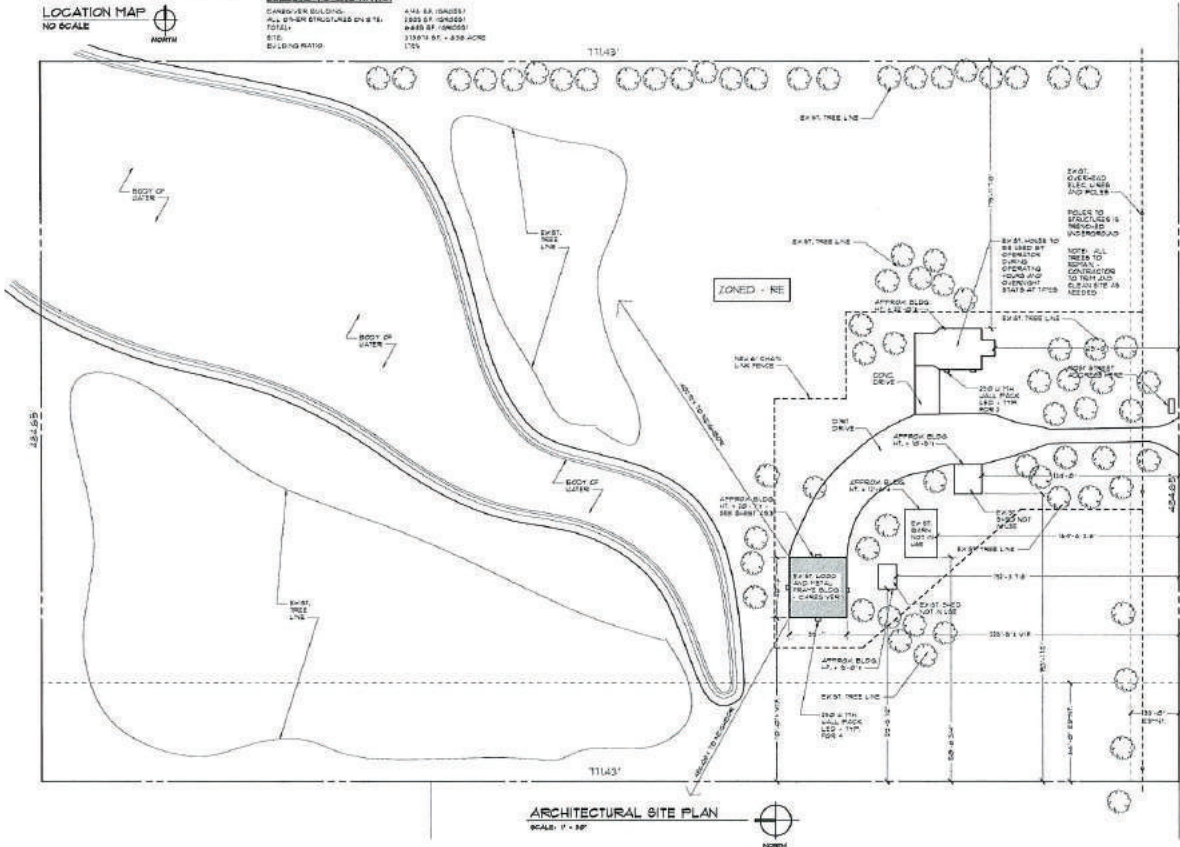
ADDRESS:
HAIN AND SALTAR
5001 NEWTON DR
NEW HAVEN MI 48834

SITE DATA:
JOB#: NE RURAL EST/174
SITE: 23274 SF + 0.53 ACRES

BUILDING DATA:
BUILDING - MAIN ONLY: 1201 SF (GRADE)
BUILDING - ALL OTHER STRUCTURES: 2320 SF (GRADE)
TOTAL: 3521 SF (GRADE)

PROPOSED USE: B - BUSINESS

BUILDING TO SITE RATIO:
COVERED FLOOR: 4.0% (MAX)
ALL OTHER STRUCTURES ON SITE: 1.0% (MAX)
TOTAL: 5.0% (MAX)
SITE: 33274 SF + 0.53 ACRES
BUILDING RATIO: 17%



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

FAUSSETT ROAD (66' WIDE R.O.W.)

Z A
D B

31313 NORTHWESTERN
HWY, SUITE 104
FARMINGTON HILLS,
MICHIGAN 48334
OFFICE: 248.967.6928
FAX: 248.964.6277



PROJECT:
PROPOSED
CAREGIVER
FACILITY
9165 FAUSSETT
ROAD
FENTON,
MICHIGAN 48430

ISSUED FOR:
PERMIT
01-06-2022
REVISED
01-26-2022 PR. CITY

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21-088

SHEET NO.
AS.1

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Z A
D B

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 HWY., SUITE 104
 FARMINGTON HILLS,
 MICHIGAN 48334
 OFFICE: 248-767-6928
 FAX: 248-644-6277



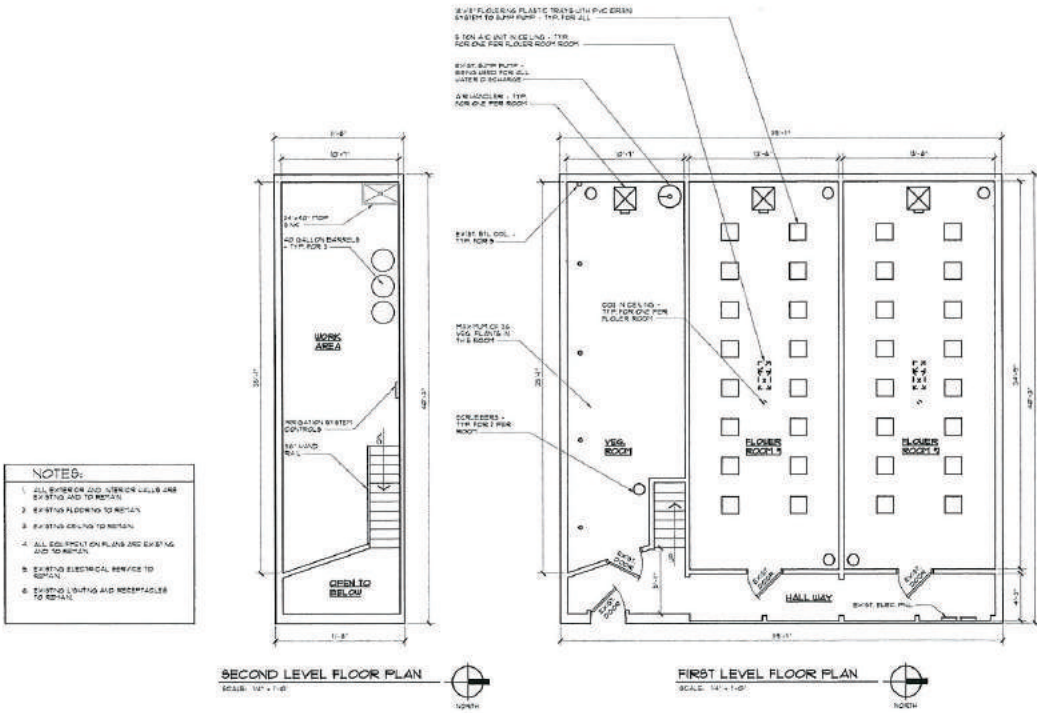
PROJECT:
 PROPOSED
 CAREGIVER
 FACILITY
 0165 FAUSSETT
 ROAD
 FENTON,
 MICHIGAN 48430

ISSUED FOR:
 PERMIT
 01-06-2022
 REVISED
 01-26-2022 PR. CITY

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JOB NO.
21-088

SHEET NO.
AS.2





Home > Fans > Can-Fan Max-Fan Pro Series 10" 1052 CFM

Can-Fan Max-Fan Pro Series 10" 1052 CFM

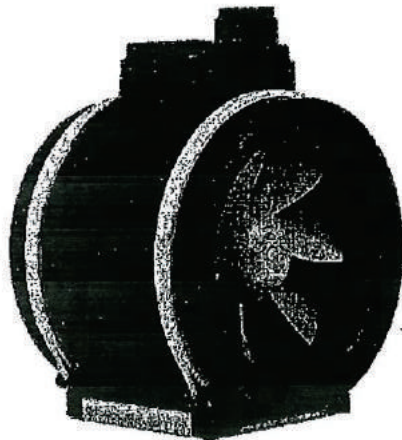
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SKU: 736747

Aerodynamically optimized laminar airflow and extremely high efficiency.



At a Glance

The Max-Fan® Pro Series is even more efficient and stronger than the original Max-Fan® design. The Max-Fan® Pro Series has a much more robust housing due to the fiberglass reinforced plastic compounds that meet all of the UL and CSA requirements. The fans have three control speeds for true performance. These fans run quieter than the Max-Fan®. The fans come with the EZ Mount™ bracket for easy mounting.



Details

- Fiberglass composite housing reduces noise

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- Optimized mixed flow is extremely energy efficient
- Lower operational cost than traditional centrifugal fans
- EZ Mount bracket included
- 5-year warranty
- Available in 6," 8," 10," and 16" sizes

FANS

MAX-FAN PRO SERIES

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TECHNICAL DATA RECOMMENDED FILTERS

CFM: 1052 0wg*

RPM: 3093*

Max Watts: 42*

Amps: 2.05*

Weight: 10.9 lbs

Length: 8.47"

Max. Height: 13.26"

Blade Design: Mixed Flow

Housing: Fiberglass Composite

Inlet/Outlet: 10"

* At high speed

Exhaust:

Can 100 (sneed 1)

Recirculating:

Can 75

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Call us:
(888) 478-6544

Fax:
(888) 478-6555

contact@canfilters.com

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Home > Filters > Can-Filter 100 Without Flange 840 CFM

Can-Filter 100 Without Flange 840 CFM

SKU: 700634

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The best performing carbon filters on the market.

At a Glance

Each Original Can-Filter uses our thickest granular-carbon packed-bed design to deliver the best performing Can-Filter on the market. Even with the industry's thickest 2.5 in carbon bed, the Can Original maintains minimal pressure drops. This hefty granular carbon bed effectively makes the Can Original a massive sponge, soaking up VOCs and capable of holding massive amounts of contaminant. The Original Can-Filter® is designed for the control of VOCs (paint fumes, hydrocarbons, etc.), odors, and other gaseous contaminants. Rated at a conservative 0.1 sec contact time, the Original Can-Filter® provides excellent value and confidence.

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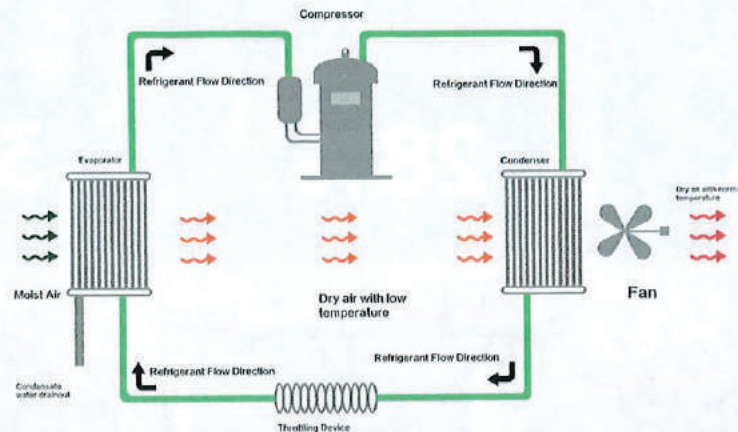
Commercial/Industrial Dehumidifiers



Specifications	DE260
Power Source	120V/60HZ
Rated Current	11.5 A
Rated Power	1300W
Size For	Up to 8000 sq.ft.
Filter	washable
Airflow	370 CFM, 630 CMH
Sound Pressure Level	<55dB
Wheel	4
Refrigerant	R32
Draining	Gravity Draining
Defrosting Control System	Auto Defrosting
Water Hose	6.56ft
Functioning Temperature Range	39-113 °F
Functioning Humidity Range	10-98%
Capacity	110 Pints (80°F, 60%RH)
Weight	86 lbs
Dim (LXWXH)	19.6x19.6x33.5in

Application

Is your crawl space or dirt basement taking on water after heavy rains? Is your home damp from excess humidity caused by your wet crawl space? Did you know your crawl space may be affecting your indoor air quality? Tired of the destructiveness of a damp home? ANDTE does its best to solve your humidity problems, we will stick to our service philosophy and spare no effort to improve your quality of life.



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HOW TO WORK?

1. After receiving the machine, please place the machine for 24 hours before using it
2. Please keep the machine at a distance of 1.5ft from walls and other objects
3. Ambient Humidity < Set Humidity, Auto Stop
4. Ambient Humidity > Set Humidity, Auto Restart
5. According to your needs, 24H ON/OFF Timer Function
6. It is normal for the dehumidifier to emit hot air
7. When the machine is defrosting, the defrosting indicator light will be on.
8. The "POWER" indicator light is flashing because the compressor of the machine is not started, and the compressor is not started mainly because:
 - a. The machine does not work if the set humidity is higher than the ambient humidity; adjust the set humidity
 - b. The ambient temperature is lower than 64°F, the machine will automatically defrost; the machine will automatically dehumidify after defrosting

What are the benefits of using a dehumidifier?

- It can effectively dry clothes and prevent clothes from getting moldy.
- It can effectively prevent mildew in household, furniture and books.
- It can effectively protect digital products such as cameras and lenses from moisture damage.
- It can effectively prevent moisture and rot damage in the structural wood of the house caused by prolonged humidity in the crawl space or basement, and keep the house away from pests.
- It can effectively avoid excessive humidity in the space, which is easy to breed mold, mildew and fungus.

PROVEN PERFORMANCE

DE260 Commercial Dehumidifier is an effective solution to humidity control problems. The unit has a large capacity and operates efficiently, removing moisture from the air through a refrigeration process. High-efficiency compressors ensure maximum extraction at minimum operating costs. With a fantastic airflow of 370 CFM and some amazing engineering, this unit can remove up to 110 pints of water per day (AHAM) while drawing 9.35 amps, it's one of the most efficient high capacity dehumidifiers on the market.

The unit has a sturdy handle and 4 removable casters for easy mobility.

The unit is equipped with an automatic defrost system that ensures quick and efficient ice removal from the coil at a minimum operating temperature of 41°F.

Very suitable for commercial and industrial places such as large basements/factories/warehouses/flood repairs

WARRANTY POLICY

1. One (1) year parts and labor. (Drain hose, Filter, Handle, Screws)
 2. Three (3) years parts and labor. (Display screen and Signal cable)
 3. Five (5) years parts on Refrigeration System ONLY (Compressor, Condenser, and evaporator).
- Excluding labor and refrigerant,

Please contact us at any time if you have questions.

Email: AndteServices@outlook.com

Support Hours
24 Hours available

ANDTE

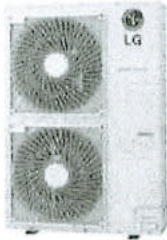
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Specifications

LMU601HV



Overview

Product Category Mini Sp

General Information

Type Outdoc

Product Line Multi F

Product Sub-line MAX

Product Category Mini Sp

Operating Mode [?] Heating

Maximum Number of Zones 8

Multi-Zone Compatible Yes

Refrigerant Type R-410A

Installation Location Outdoc

Branch Box Required [?] Yes

Performance

Cooling BTU 60000

Maximum Sound Level [?] 58 dB

Low Ambient Heating Yes

Minimum Outdoor Temperature for Heating [?] -4 F

Minimum Outdoor Temperature for Cooling 14 F

Electrical Data

Voltage 208/23

Phase	1
Frequency	60 Hz
Recommended Breaker Size	45 Amp

Dimensions

Maximum Line Length	475.7 F
Gas Connection Size	3/4 Inc
Liquid Connection Size	3/8 Inc
Product Height	54 17/4
Product Width	37 5/12
Product Depth	13 Inch
Product Weight	214 Po
Shipping Weight	236 Po

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TYRONE TOWNSHIP
PLANNING & ZONING

LED Lights

Brand:

Werkz Direct

Catalog No:

MB2-660W27-V1

Order Code:

WSD-907-0121

HPS Equal:

1000W

Light Source:

LED

Spectrum:

Full Spectrum

PPF:

1626 μ mol/L

PPF Efficacy:

2.48 μ mol/J

Growing Cycle:

Full Cycle

Wattage:

660 Watt

Accessories Included:

Hook & Chain/6Ft AC Power cord

Height (in.):

2.79

Length (in.):

44.09

Width (in.):

42.00

Dimmable:

Yes

Dimming Type:

0-10V Dimming

Safety Rating:

UL Listed

Hort DLC Listed:

Yes

Voltage:

120-277V

Warranty:

5 Year

RECEIVED

DEC 06 2023

TYRONE TOWNSHIP
PLANNING & ZONING

Site Plan Review information requests and responses

- **1.) On all sheets on the site plan, as well as in the use statement, any non-specific term such as “building,” “structure” or etc., must be updated indicating the facilities use such as “cultivation facility” or “single family residence.”**

The structure titles in the site plan and use statement have been updated to clearly identify which structures

- **2. Building height note for former pole barn over cement slab should be removed if pole barn no longer exists.**

The former pole barn no longer exists and has been removed from the application documents.

- **3. Days and hours of operation should be added to the use statement.**

The days and hours of operation are included in the use statement.

- **4. Planning Commission must decide whether or not it will require a detailed plan from the applicant showing specific improvements to structures and landscaping as well as timelines in which the improvements are to be completed.**

Determined by the Planning Commission

- **5. Quonset hut’s distance from the water’s edge should be shown on the site plan.**

The Quonset hut or “cultivation facility’s” distance to water’s edge is 58 feet and has been added to the site plan.

- **6. Sheet AS.1 should indicate whether the wetlands / pond onsite are regulated.**

The pond on the property cannot be determined as regulated or not without hiring an engineer to evaluate the size of the pond to be larger than five acres. That being said, further information has been provided on the environmental impact portion of the site plan in order to determine that no impact would be made on the existing pond in relation to the land use application specifically in relation to drainage. A list of actions taking place on regulated

ponds/wetlands that would require permits can be found at the link provided below. Again, the list provides support that the cultivation facility would not have an impact on the pond or require a permit when looking at the details provided in the use statement.

<https://www.michigan.gov/egle/about/organization/water-resources/wetlands/permit-categories>

- **7. Substance type, location and means of storage should be added to Sheet AS.2.**

Substance types of storage materials referenced in the site plan review have been updated both on the use statement and on sheet AS.2. It consists of general cleaning materials, nutrients, filtered water and recycled nutrient water from plant run off. Runoff water is recycled from the drainage trays and reused for plant watering to eliminate waste.

- **8. Applicant should provide a specific range of minimum and maximum individuals to be on-site both during and outside of operational hours to determine parking needs.**

2-3 individuals in addition to the caregiver will be expected to be on site on limited occurrences anticipated to be two days a month. To minimize activity at the cultivation facility they will be asked to travel in one vehicle that will be parked on the split portion of the driveway leading up to “garage 2”.

- **9. Once parking needs are determined, Sheet AS.1 should be modified to indicate dedicated parking areas and their surface to ensure compliance with Section 25.02C.**

The additional vehicle parking location resulting from the cultivation facility has been illustrated on sheet AS.1

- **10. A revised site plan showing the location of all existing or proposed utility infrastructure as well as drainage routes should be added to the application. The revised site plan should include the location of all existing and/or proposed well and septic systems as well as water and drain lines providing the transfer of water, electrical and gas systems, and placement of the power transformer.**

The following items have been added to sheet AS.1;

- Proposed drain line connecting to existing single family residence septic system
- Existing power transformer

- Existing water line from single family residence to cultivation facility
- Existing underground power line from single family residence to cultivation facility

- **11. Mechanical equipment and its proposed type of landscape screening shall be shown on a revised site plan in conjunction with the location of all onsite utilities.**

Proposed type of landscape screening and location of existing utilities has been added to use statement and sheet AS.1

- **12. Proof site control by the primary caregiver or registered qualifying patient must be provided.**

A written lease has been provided and referenced in the site plan to prove site control by the primary caregiver

- **13. Clarification is needed on whether registered caregivers are also qualifying patients.**

A registered caregiver is a qualified patient that is able to cultivate 12 plants for himself as well as 12 plants for each of the 5 qualified patients registered under his caregiver license.

- **14. A note should be added to the use statement indicating that no related paraphernalia will be provided to non-qualify patients.**

The use statement includes a note stating that no related paraphernalia will be provided to non-qualifying patients.

- **15. The use statement should indicate which “building” will be secured per cultivation operations.**

The use statement uses the term cultivation facility which will secure the plants and is also labeled as cultivation facility on sheet AS.1.

USE STATEMENT

MMMP Caregiver Operation

9165 Faussett Rd Fenton, MI 48430

Revised: 01/18/2024

To: Tyrone Township Officials

The following information will serve as a formal application to the Tyrone County Planning Commission to approve a Special Land Use Permit required by ordinance to operate as a Medical Marijuana Caregiver. The referenced location will be used for cultivating cannabis for six (6) patients. (12) plants per patient as permitted under Michigan's MCL 333.26424. No more than 72 plants will be in the vicinity at any time.

Site Plan

-All patients are registered medical marijuana patients with the Department of License and Regulatory Affairs MMMP.

-Current State licensing will be provided as requested.

-The caregiver and his wife (the property owner) will be living in the single family residence once renovations are completed.

-No one will not be allowed in the cultivation facility (labeled on AS.1) unless accompanied by the caregiver.

- If individuals are accompanied by the caregiver, they will be limited to the designated work area at no point being allowed to enter the three rooms (labeled on AS.2) where cultivation occurs.

-The caregiver will have the only keys to the building as well as the only keys to the cultivation rooms.

- Delivery of the Medical Marijuana will be conducted by the primary caregiver to the qualified patient.

-There will be no on-site transfer of medical marijuana to qualified patients.

-There will be no related paraphernalia provided to no-qualifying patients.

-The registered caregiver is also a qualifying patient.

-Consumption of medical marijuana of the qualifying patient will not be permitted at the site location.

-There will be no more than one caregiver registered on the property.

-The caregiver will be working in the cultivation facility during normal business hours (8am-6pm Monday-Friday).

-Any additional help being brought in will be limited to rare instances requiring additional work and limited to 2-3 people traveling in one vehicle.

- The work will be limited to the days and hours referenced above.

- The instances will occur one to two days over a month's time frame.
- The additional vehicle will be parked on the split portion of the dirt driveway leading to garage 2 as referenced in sheet AS.1

-There will be 3 locked rooms within the cultivation facility containing the patients' cannabis plants.

- All three rooms will remain locked at all times.

- All water used on the premises is ran from the existing single family residence well to the cultivation facility where it is then triple filtered through a fully updated reverse osmosis filtration system.

-The three locked cultivation rooms will include the following:

a.) **Room 1:** (24) Werkz Direct brand 660W LED lights, (1) Ideal-Air commercial dehumidifier, (1) mini split air conditioner, (30) elevated plant support trays, and (1) 3-in-1 temperature/humidity/carbon monoxide sensor. (specs for all have been included)

b.) **Room 2:** (24) Werkz Direct brand 660W LED lights, (1) Ideal-Air commercial dehumidifier, (1) mini split air conditioner, (30) elevated plant support trays, and (1) 3-in-1 temperature/humidity/carbon monoxide sensor. (specs for all have been included)

c.) **Room 3:** (12) Werkz Direct brand 660W LED lights, (1) Ideal-Air commercial dehumidifier, (1) mini split air conditioner, (12) elevated plant support trays, and (1) 3-in-1 temperature/humidity/carbon monoxide sensor. (specs for all have been included)

-The elevated plant support trays also serve as drain trays connected by PVC drain pipes to collect any excess water runoff from the plants. This water is then recycled into a 40 gallon reservoir and reused to water the plants eliminating any water containing nutrients being wasted.

-All mechanical devices within the cultivation facility will be monitored and automated through sensors in each room by the Trolmaster System.

-Well water routed from the single family residence well will go through three filtration devices to ensure a safe product is grown.

-All plants will be grown organically without any use of harmful chemicals.

- The upper level of the cultivation facility referred to as "work area" on sheet AS.2 will not contain plants. The contents of this room will consist of:

- Two forty gallon water reservoirs to house filtered water
- One forty gallon water reservoir to house recycled plant run off water
- Storage shelves containing Mills organic nutrient line (specifications provided)
- Hand sink
- General cleaning materials including; mop, mop bucket, broom, dust pan, shop vac, and dish soap

-No residential use will be permitted within the cultivation facility.

-The single family residence, garage 1, and garage 2 will be used only for purposes related to the single family residence and not used for any purposes related to the cultivation facility.

Traffic Impact

There shall be no abnormal change in the amount of traffic due to this approval.

-Traffic volume will maintain that of a typical household in relation to and in consideration to the surrounding community.

Utility Impact

-The property currently has its own independent power transformer provided by Consumers Energy.

-This will eliminate any possibility of compromising any electrical utilities being used by neighboring community members.

-All electrical equipment and connections will maintain safety requirements implemented by Consumers Energy and local ordinances.

-All mechanical devices being used will be inspected by Livingston County Building Department to ensure code and safety compliance.

Environmental impact

-There will be no chemical agents used, stored, or disposed of on the premises.

-The cultivation process will not use any harmful chemical agents for both the safety of the qualified patients as well as the surrounding environment.

-All nutrients and cleaning agents will consist of environmentally friendly products

- Gray water from hand sink within the cultivation facility will run into a sump pump attached to the proposed drain line connecting to the existing septic system for the single family residence on the property. (Illustrated on AS.1/AS.2)

- All plumbing and environmental protection codes related to the sump/septic system will be inspected and approved through the Livingston County Building Department.

- Communications related to the drainage from the cultivation facility into the existing septic system for the single family residence have already been made with Livingston County Environmental Health Department.
- There will be no filling, draining or new developments in or around the pond located on the property.
- There are no floor drains in the cultivation facility illuminating any possibility of liquids going into the pond on the property.
- The only liquids exiting the cultivation facility are the drain from the hand sink connecting directly to the single family residence existing sump pump.
- The northern side of the cultivation facility is located 58 feet away from the existing pond.

- The sump pump and drain line connecting to the septic system will be located on the south west corner of the cultivation facility running in between the cultivation facility and garage 2. (illustrated on AS.1/AS.2)

Security

- Alarm systems have been installed in the cultivation facility.
- A locked gate has been installed at the driveway entrance to the property. This gate remains shut and locked at all times, preventing any potential trespassers.
- Wi-Fi has been installed inside the cultivation facility enabling offsite safety monitoring.
- Security cameras with motion sensors have been installed both inside and outside the cultivation facility.
- Signage at the driveway entry to the property stating "no trespassing" and "private property" have been installed.
- The security of the enclosed locked facility will be monitored by the caregiver through electronic direct notifications set up through the cameras, motion detection, and alarm systems.
- There will be no signage on the property or cultivation facility that would indicate a caregiver grow is being conducted.
- All plants will be enclosed in a locked and secured facility as required by state and local policy.
- Several sites to introduce 17 new thuja green giant trees have been outlined in the site plan with a goal of creating additional privacy for the site. (Illustrated on AS.1)
- Existing mechanical equipment will be covered by a total of 7 arborvitae trees. (Illustrated on AS.1)

Property Improvement

- Landscape and property appearance has and will continue to be improved upon to meet county and township ordinance standards.
- Trash and brush have been removed from the property.
- Residential condition and appearance will be maintained on the property to ensure standard public image. Improvements will be made as needed.
- The single family residence (illustrated on AS.1) and additional structures "garage 1" and "garage 2" will have improvements made promptly to improve perception and property values to surrounding community members.
- The single family residence on the property is currently being completely renovated including but not limited to new; windows/siding, exterior doors, roof, and complete interior remodel. This will increase the site's property value as well as surrounding properties.

- All eleven windows on the single family residence have been removed and replaced with new windows.
- All exterior doors on the single family residence have been removed and replaced with new windows.
- All siding on the single family residence has been removed with new siding installation to be completed no later than April 30th 2024.
- A contractor has been hired to manage the full renovation of the single family residence and plans to have the renovations completed by December 2024.

-All reasonable requests and/or complaints relating to the improvement of the property's image will be taken seriously and acted upon in a timely manner.

Disposal of Waste Product

-Any/all waste products resulting from the caregiver building shall be stored in a locked trash container with coordinated trash removal through the designated company for that area.

-Waste product will consist of soil, plant stems and fan leaves. This mixed waste material is considered municipal solid waste which will then be stored in a locked container until being picked up by a licensed trash removal company such as Waste Management. It is then transported by the company to the company's municipal solid waste landfill.

Nuisance Mitigation- Ventilation/air filtration

- The applicant is committed to taking all impact concerns seriously and plans to make a conscious effort in considering all aspects of preserving a quality standard of living in the community.

-The cultivation facility has been professionally insulated with 3-6 inches of foam around the entire building.

- Each of the three cultivation rooms have double layers of foam board for extra insulation and air quality preservation.

- Each of the cultivation rooms have two carbon air filters that dissipate any odors that come from the plants.

- Filtration process explained - The can filters, also known as carbon air filters, work by forcing the air inside the cultivation room through the carbon filter. The activated charcoal in the filter absorbs odor molecules from the air by physically reacting with them. These odors are then permanently trapped within the material of the carbon filter. These filters have been proven to be the most effective methods for eliminating cannabis related odors.

-The filters are interchangeable and are designed specifically for odor elimination as well as removing dust or particles from the air. (Specifications provided).

- No fresh air intake/outtake will be implemented within the cultivation facility.

- Approval has been made through Livingston County Building Department to not have any air being exhausted out of the cultivation facility.

-All odors will be contained within each cultivation room inside of the cultivation facility and internally filtered within those rooms.

- Previous odors that were caused in the past by the previous property owner were a direct result of the above measures not being implemented combined with air being exhausted out of the cultivation facility.

- The previously installed, fresh air ventilation system, intended to suck the odors out of the cultivation facility and blow it outdoors has since been removed.

-The cultivation facility has no windows providing enhanced privacy, security, and eliminating any air leaks.

Exterior Lighting

-There will be no exterior lighting on the cultivation to maintain the current environment for surrounding community members.

- This was another issue that arose from the previous owner who installed bright spotlights on the exterior of the cultivation facility. These lights have since been removed.

-High resolution night vision cameras are already in place to maintain the security of the building day or night.

Annual Reporting

-Annual reports will be provided as requested by local ordinance.

-Annual reports will consist of current state licensing documents, complaint reviews, action plans resulting from complaints.

-Annual reports will be submitted to the township.

Livingston County Building Department

-All equipment and safety inspections will be handled by Livingston County Building Department.

-Both the single family residence and cultivation facility will comply with all safety and inspection requirements as community benefiting upgrades are made to the premises.

-The cultivation facility will maintain compliance with all county building department's code enforcement including but not limited to; building permit, electrical permit, mechanical permit, and plumbing permit.

-Plans for inspections on all referenced equipment related to the cultivation facility have already been discussed with all divisions of Livingston County Building Department and will be scheduled immediately following application approval.

-The Livingston County building department has already done a preliminary inspection on the single family residence and determined there were no major issues and no safety concerns.

LED Lights

Brand:

Werkz Direct

Catalog No:

MB2-660W27-V1

Order Code:

WSD-907-0121

HPS Equal:

1000W

Light Source:

LED

Spectrum:

Full Spectrum

PPF:

1626 μ mol/L

PPF Efficacy:

2.48 μ mol/J

Growing Cycle:

Full Cycle

Wattage:

660 Watt

Accessories Included:

Hook & Chain/6Ft AC Power cord

Height (in.):

2.79

Length (in.):

44.09

Width (in.):

42.00

Dimmable:

Yes

Dimming Type:

0-10V Dimming

Safety Rating:

UL Listed

Hort DLC Listed:

Yes

Voltage:

120-277V

Warranty:

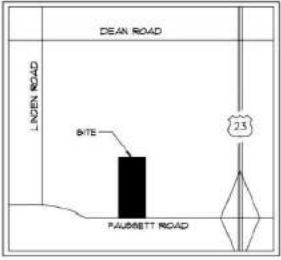
Drain Tray:

Bucket Company Drip Trays:

Dimensions: L 22" x W 22" x H 6" in

PVC Legs: 6" in Height

Works with fabric pots and plastic containers from 10 Gallon - 25 Gallon



LOCATION MAP
NO SCALE

PROPOSED CAREGIVER FACILITY
THE CITY OF FENTON, MICHIGAN

APPLICANT:
9165 FAUSSETT RD
FENTON, MICHIGAN 48430

SITE DATA:

ZONED: RE (RURAL ESTATE)
SIZE: 319,874 SF. + 8.58 ACRES

BUILDING DATA:

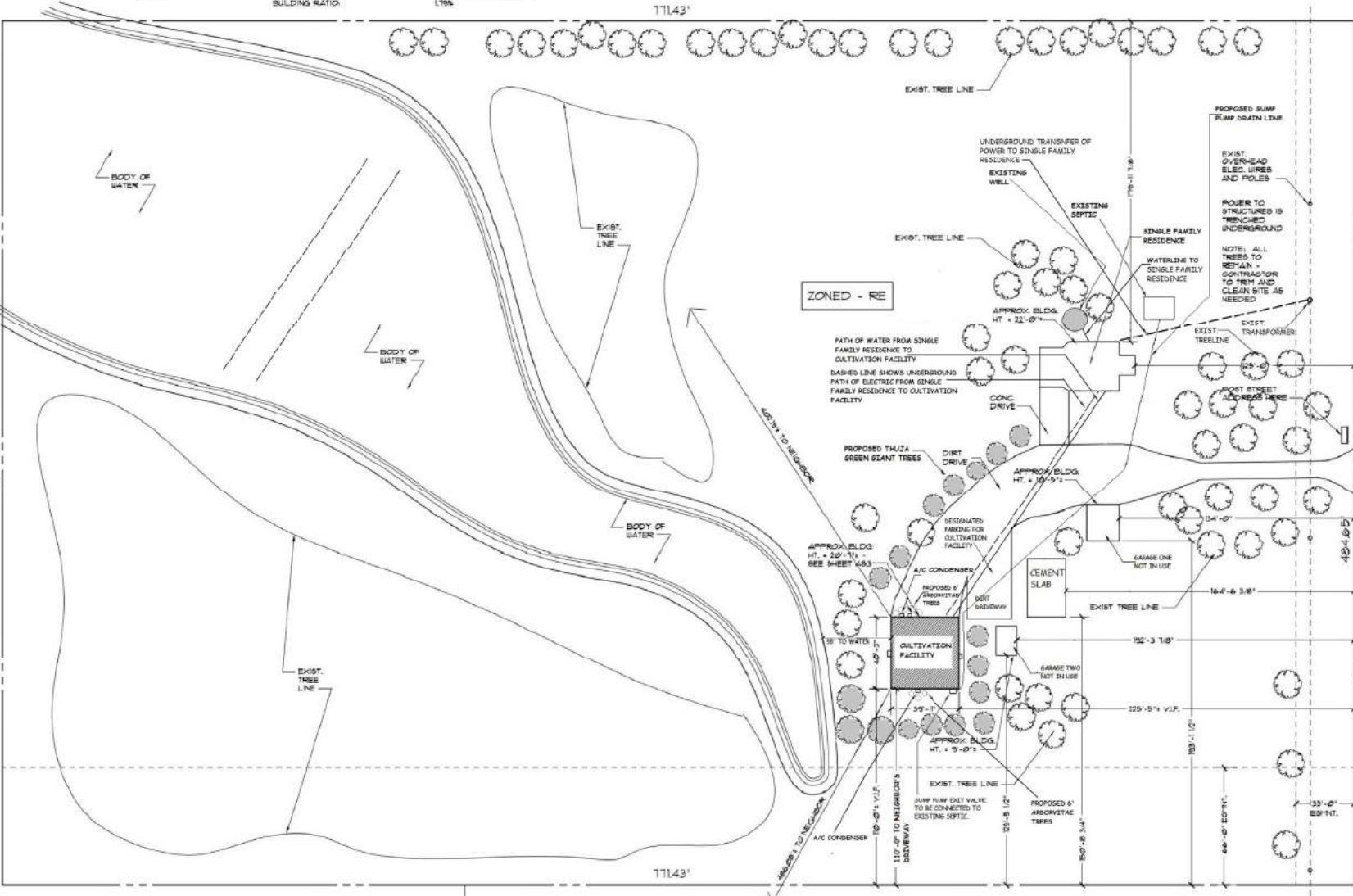
BUILDING - CULTIVATION FACILITY ONLY: 1,607 SF. (GROSS)
BUILDING - ALL OTHER STRUCTURES: 2,939 SF. (GROSS)
TOTAL: 4,546 SF. (GROSS)

PROPOSED USE:

B - BUSINESS

BUILDING TO SITE RATIO:

CULTIVATION FACILITY: 4,546 SF. (GROSS)
ALL OTHER STRUCTURES ON SITE: 2,939 SF. (GROSS)
TOTAL: 6,485 SF. (GROSS)
SITE: 319,874 SF. + 8.58 ACRES
BUILDING RATIO: 1.78%



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'



**Z A
D B**

31313 NORTHWESTERN
HWY, SUITE 104
FARMINGTON HILLS,
MICHIGAN 48334
OFFICE - 248-767-6928
FAX - 248-564-5277



PROJECT:
PROPOSED CAREGIVER FACILITY
9165 FAUSSETT ROAD
FENTON, MICHIGAN 48430

ISSUED FOR:
PERMIT
01-06-2022
REVISED
04-01-2024

DO NOT SCALE PRINTS -
USE FIGURED
DIMENSIONS ONLY

JOB NO.
21-088

SHEET NO.

AS.1

FAUSSETT ROAD (66' WIDE R.O.W.)



PROJECT:
PROPOSED
CAREGIVER
FACILITY
9165 FAUSSETT
ROAD
FENTON,
MICHIGAN 48430

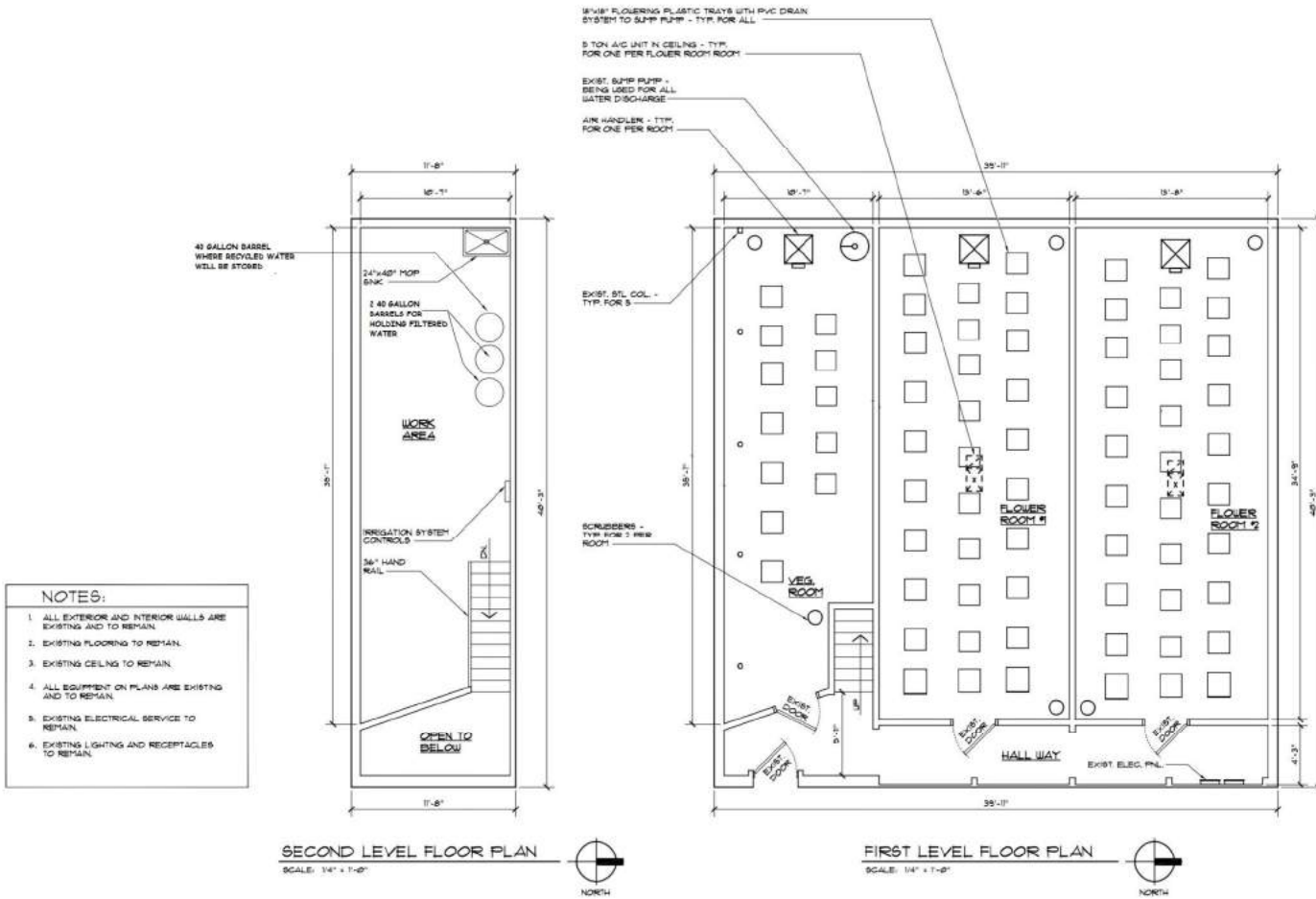
ISSUED FOR:
PERMIT
01-06-2022
REVISED
04-01-2024

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USE FIGURED
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JOB NO.
21-088

SHEET NO.

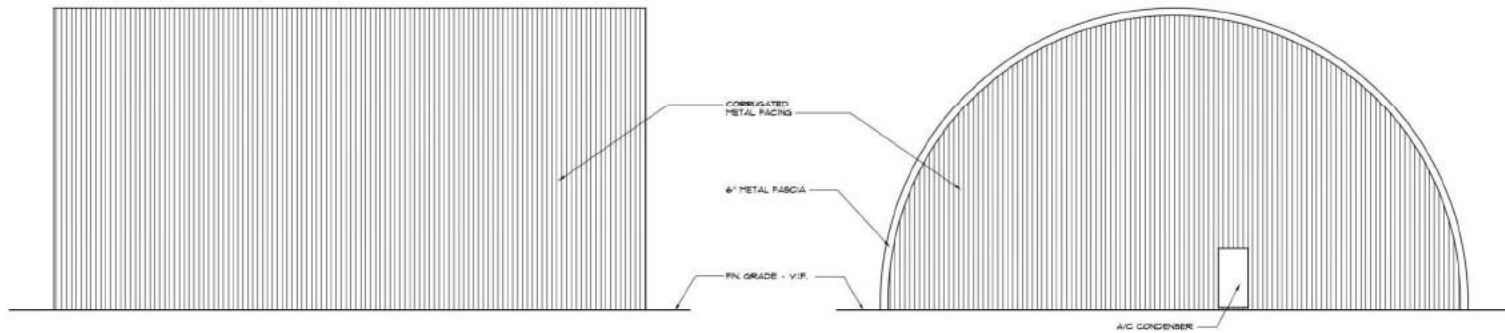
AS.2





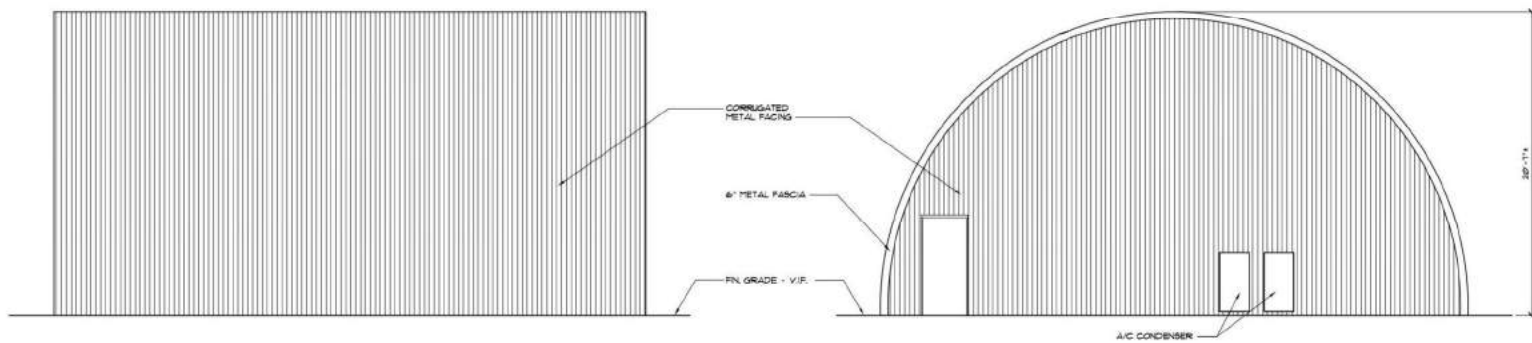
PROJECT:
PROPOSED
CAREGIVER
FACILITY
9165 FAUSSETT
ROAD
FENTON,
MICHIGAN 48430

ISSUED FOR:
PERMIT
01-06-2022
REVISED
01-17-2024



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

DO NOT SCALE PRINTS-
USE FIGURED
DIMENSIONS ONLY

JOB NO.
21-088

SHEET NO.

AS.3

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement" or the "Lease") is made and entered into on 01/01/2024, by and between Cameron McGinn (hereinafter referred to as "LANDLORD") and Zach Schifko (hereinafter referred to as "TENANT"). No other tenants are allowed without the written consent of the LANDLORD, or the execution of a new lease agreement.

PREAMBLE:

WHEREAS, the LANDLORD is the proprietor of the real estate property located at 9165 Faussett Rd, Fenton, Michigan 48430 in Livingston County (hereinafter referred to as the "Premises"); and

WHEREAS, the LANDLORD wishes to lease the Premises to the TENANT upon the terms and conditions contained in this Agreement; and

WHEREAS, the TENANT wishes to lease the Premises from the LANDLORD upon the terms and conditions contained herein;

NOW, THEREFORE, in consideration of the covenants and obligations contained herein, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I - TERM

The lease term begins on 01/01/2024 (hereinafter referred to as the "Commencement Date"), and shall terminate at 12 o'clock midnight on 01/01/2027. The TENANT shall vacate the premises upon termination of the Agreement, unless (i) the LANDLORD and the TENANT have agreed to extend this Agreement or have signed a new lease agreement; (ii) the LANDLORD accepts further rent from the TENANT (other than past due rent), in which case a month-to-month tenancy shall be created which either party may terminate by a thirty (30) day written notice. In the event a month-to-month tenancy results, rent shall be at a rate agreed to by the LANDLORD and the TENANT, or as allowed by law; all other terms and conditions of this Agreement shall remain in full force and effect.

ARTICLE II - PAYMENTS

"Rent" shall mean all monetary obligations owed by the TENANT to the LANDLORD under the terms of this Agreement, except for the security deposit, if any.

Amount: The total monthly rent for the duration of this Agreement is the sum of \$500.00 per month.

Due Date: Rent is payable by the First day of each month and shall be considered late 15 days after aforementioned date. The first month's rent is to be paid upon the execution of this Agreement.

Payment Information: All rent payments due under this Agreement shall be made directly to the LANDLORD at LANDLORD's address listed here: 9165 Faussett Rd, Fenton, Michigan 48430 or any other location subsequently specified by the LANDLORD in writing to the TENANT, on or before its due date and without demand. If any payment is returned for non-sufficient funds, stop payment, or account closure by the TENANT's bank, the LANDLORD may charge TENANT for all appropriate fees, as detailed in the Late Charge Section below.

ARTICLE III - DAMAGE TO PREMISES & INSURANCE

If, by no fault of the TENANT, the Premises are totally or partially damaged or destroyed by fire, earthquake, flood, storm, accident, civil commotion, or other unavoidable cause so as to render the Premises totally or partially uninhabitable, either the LANDLORD or the TENANT may terminate this Agreement by giving the other prompt written notice. Rent shall be prorated on a thirty (30) day period based upon the date the Premises became totally or partially uninhabitable, and the prorated amount shall become the then-current monthly rent until the Premises are returned to their original condition. If the Agreement is not terminated, the LANDLORD shall promptly repair the damage, and the Rent shall be reduced based on the extent to which the damage interferes with the TENANT's reasonable use of the Premises. If damage occurs as a result of an act of the TENANT or the TENANT's guests, only the LANDLORD shall have the right of termination, and no reduction in Rent shall be made. In such a case, the TENANT shall be responsible for all costs made necessary to repair the Premises.

The TENANT is advised to carry TENANT's own insurance (ie. Renter's Insurance) to protect the TENANT's property from any such loss or damage. The TENANT's or guests' personal property and vehicles are not insured by the LANDLORD against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Nevertheless, the TENANT shall comply with any requirement imposed on the TENANT by the LANDLORD's insurer to avoid: (i) an increase in LANDLORD's insurance premium (or TENANT shall pay for the increase in premium); or (ii) loss of insurance.

ARTICLE IV - OTHER FEES

Late Charge: The TENANT acknowledges that late payment of Rent may cause LANDLORD to incur costs and expenses, the exact amount of which is extremely difficult and impractical to determine. These costs may include but are not limited to: processing, enforcement, accounting expenses and late charges imposed on the LANDLORD. Partial payments are not accepted. In

the event that any payment required to be paid by TENANT hereunder is not made within 15 days after it is due, the TENANT shall pay to the LANDLORD, in addition to such payment or other charges due hereunder, a "late fee" in the amount of \$0.00. Late fees are deemed additional Rent.

Returned Checks: The TENANT acknowledges that the issuance of a returned check may cause the LANDLORD to incur additional costs and expenses, the exact amount of which is extremely difficult and impractical to determine. If any payment is returned by the TENANT's financial institution, for any reason, the LANDLORD may require all future payments to be made in cash or by certified check. In addition, the TENANT shall pay a \$0.00 returned check fee. All fees, late fees, and service charges incurred by the TENANT, as well as any expenses including reasonable attorney's fees incurred by the LANDLORD in instituting and prosecuting any actions by reason of any default of the TENANT hereunder, shall be deemed to be additional rent and shall be due from the TENANT to the LANDLORD immediately following the incurring of the respective expenses, the nonpayment of which shall be a breach of this Agreement for nonpayment of rent.

ARTICLE V - USE OF THE PREMISES

The Premises shall be used and occupied by the TENANT and the TENANT's immediate family, consisting of people, exclusively. The TENANT shall not allow any other person, other than TENANT's immediate family or transient relatives and friends who are guests of the TENANT, to use or occupy the Premises without first obtaining the LANDLORD's written consent to such use. The TENANT shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

The TENANT has complete control and use of all buildings on the property.

The TENANT shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

ARTICLE VI - CONDITION OF PREMISES; IMPROVEMENTS

The TENANT hereby stipulates, represents and warrants that the TENANT has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and habitable condition. The TENANT has examined and determined that all included appliances and fixtures, if any, including smoke detector(s), are clean and in operable condition, within one month of move-in.

Lead-Based Paint Disclosure: This property was built before 1978. Housing built before 1978 may contain lead-based paint. Lead paint, paint chips and dust can cause health hazards if not

managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of lead-based paint hazards in the dwelling. Renters must also receive a federally-approved pamphlet on lead poisoning prevention. A lead-based paint inspection was conducted on this property. The LANDLORD has knowledge that there is lead-based paint or lead-based paint hazards on the Premises. The LANDLORD has knowledge that there is no lead-based paint nor lead-based paint hazards on the Premises.

Neighborhood Conditions: The TENANT is advised to seek information as to the neighborhood or area conditions, including: schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, other governmental services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of TENANT. The TENANT's dissatisfaction with any of these issues shall in no way be a valid reason for terminating this Agreement or failing to make the necessary rental payments.

Improvements & Alterations: The TENANT shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of the LANDLORD. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by the TENANT shall, unless otherwise provided by written agreement between the LANDLORD and the TENANT, be and become the property of the LANDLORD and remain on the Premises at the expiration or early termination of this Agreement. Should the TENANT fail to obtain the LANDLORD's written consent for such alterations or improvements, then the LANDLORD may charge the TENANT for restoration of the Premises to the condition it was in prior to any alterations or improvements. The TENANT shall not be allowed to make any repairs, alterations, or improvements in or about the Premises including but not limited to: painting, wallpapering, adding or changing locks, installing antenna or satellite dish(es), placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials. The LANDLORD shall not be responsible for costs of alterations or repairs made by the TENANT, and the TENANT shall not be allowed to deduct from the Rent the costs of any such repairs, alterations or improvements done without the LANDLORD's consent. Any unilateral deduction made by the TENANT shall be considered unpaid Rent.

ARTICLE VII - KEYS; LOCKS

The TENANT shall be issued 1 keys to the property and keys to the mailbox by the LANDLORD upon the signing of this Agreement.

In the event the TENANT loses the keys that were issued at the signing of this Agreement and the TENANT requests more keys from the LANDLORD, the TENANT shall be required to pay, in advance, \$0.00 per key requested.

In addition, there will be a \$0.00 charge for the second and each subsequent time the LANDLORD is called to let any of the TENANTS into the Premises, whatever the reason.

In the event the TENANT re-keys existing locks or opening devices with the LANDLORD's consent, the TENANT shall immediately deliver copies of all keys to the LANDLORD. The TENANT shall pay all costs and charges related to loss of any keys or opening devices. The TENANT may not remove locks, even if installed by the TENANT.

ARTICLE VIII - NO ASSIGNMENT OR SUB-LETTING

The TENANT shall not assign this Agreement, or sublet or grant any license to use the Premises or any part thereof without the prior written consent of the LANDLORD. Unless such consent is obtained, any assignment, transfer or subletting of the Premises or of this Agreement or tenancy, by voluntary act of the TENANT, by operation of law or otherwise, shall, at the option of the LANDLORD, terminate this Agreement. Any proposed assignee, transferee or sub-TENANT shall submit to the LANDLORD an application and credit information for LANDLORD's approval and, if approved, sign a separate written agreement with the LANDLORD and the TENANT. The LANDLORD's consent on such assignment, sub-letting or license shall not be construed as consent to any subsequent assignment, transfer or sublease and does not release the TENANT or TENANT's obligations under this Agreement. An assignment, subletting or license without the prior written consent of the LANDLORD, or an assignment or subletting by operation of law, shall be absolutely null and void and shall, at LANDLORD's option, terminate this Agreement.

ARTICLE IX - NON-DELIVERY OF POSSESSION

In the event the LANDLORD cannot deliver possession of the Premises to TENANT upon the Commencement Date, such Date shall be extended to the date on which possession is made available to TENANT. If non-delivery of possession is through no fault of the LANDLORD or its agents, then the LANDLORD or its agents shall have no liability, but the rent provided for herein shall be abated until possession is given. The LANDLORD or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, the TENANT hereby agrees to accept the Premises and pay the rent stated herein from that date forward. In the event possession cannot be delivered within thirty (30) days, through no fault of

LANDLORD or its agents, then the TENANT may terminate this Agreement by giving written notice to the LANDLORD, and the TENANT shall be refunded all Rent and security deposit paid, if any. Possession is deemed terminated when the TENANT has returned all keys to the Premises to the LANDLORD.

ARTICLE X - UTILITIES; STORAGE; PARKING

Utilities: Tenant shall be responsible for arranging and paying for all utility services required on the Premises.

Storage: The TENANT shall store only personal property that TENANT owns, and shall not store property claimed by another or in which another has any right, title or interest. The TENANT shall not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances.

Parking: Vehicle parking is to be used only for properly licensed and operable motor vehicles. NO trailers, boats, campers, recreational vehicles, buses, trucks or unregistered vehicles are to be brought on the Premises. NO parking or driving on the property lawn or neighbor's lawns or driveway is permitted. Any cars found parked on the lawn will be towed at TENANT's expense. Parking space is to be kept clean and cars must be parked in an orderly fashion. Mechanical work or storage of inoperable vehicles is not permitted in garage or parking space or elsewhere on the Premises. The LANDLORD, at the TENANT's expense, may remove disabled vehicles and unregistered vehicles at any time. NO vehicle maintenance may be performed on the property (i.e. oil changes, brake changes, etc.). Town parking restrictions must be followed.

ARTICLE XI - MAINTENANCE & REPAIRS; RULES

The TENANT shall keep, maintain and safeguard the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, the TENANT shall:

- a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- c) Not obstruct or cover the windows and doors;
- d) Not leave windows or doors in an open position during any inclement weather;
- e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;

- f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of the LANDLORD;
- g) Keep all air conditioning filters clean and free from dirt;
- h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and use same only for the purposes for which they were constructed;
- i) Not allow any sweepings, rubbish, sand, rags, ashes or other such substances to be thrown or deposited in the lavatories, sinks or toilets (any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by the TENANT);
- j) Not make or permit any guests to make any loud or improper noises, or otherwise disturb the quiet enjoyment of other residents;
- k) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- l) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and not allow any trash, garbage, rubbish or refuse to be deposited or left to stand on the exterior of any building or within the common elements;
- m) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them;
- n) Properly use, operate and safeguard all landscaping, and appliances, and all mechanical, electrical, gas and plumbing fixtures, and keep them and the Premises clean, sanitary and well ventilated; and
- o) Be responsible for checking and maintaining all smoke detectors.

The TENANT shall immediately notify the LANDLORD, in writing, of any problem, malfunction or damage to the Premises. The TENANT shall be charged for all repairs or replacements caused by TENANT's negligence or misuse, or that of TENANT's pets, guests or licensees, excluding ordinary wear and tear. The TENANT shall be charged for all damage to the Premises as a result of failure to report a problem in a timely manner. The TENANT shall also be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.

The TENANT agrees to comply with all of LANDLORD's rules and regulations that are at any time posted on the Premises or delivered to the TENANT. The TENANT shall not, and shall ensure that guests and licensees of TENANT shall not, disturb, annoy, endanger or interfere with neighbors, or use the Premises for any unlawful purposes, including, but not limited to, using,

manufacturing, selling, storing or transporting illegal drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises.

ARTICLE XII - INSPECTION OF PREMISES

The LANDLORD and LANDLORD's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of (i) inspecting the Premises and all buildings and improvements thereon; (ii) for the purposes of making any necessary or agreed repairs, decorations, additions or alterations as may be deemed appropriate by the LANDLORD; and (iii) for the preservation of the Premises or the building. The LANDLORD and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease.

Entry Notice: The LANDLORD and the TENANT hereby agree that 24-hour notice shall be reasonable and sufficient notice to exercise the right to enter, except to conduct an inspection of the Premises prior to the TENANT moving out, which shall require 48-hour written notice. Notice may be given orally to show the Premises to actual or prospective purchasers provided the TENANT has been notified in writing within 120 days preceding the oral notice that the Premises are for sale and that oral notice may be given to show the Premises. No notice is required: (i) to enter in case of an emergency; (ii) if the TENANT is present and consents at the time of entry; or (iii) if the TENANT has abandoned or surrendered the Premises. No written notice is required if the LANDLORD and TENANT orally agree to an entry for agreed services or repairs if the date and time of entry are within one week of the oral agreement.

Temporary Relocation: Subject to local law, the TENANT hereby agrees to, upon demand of the LANDLORD, to temporarily vacate the Premises for a reasonable period to allow for fumigation (or other methods) to control wood destroying pests or organisms, or perform other necessary repairs to the Premises. The TENANT agrees to comply with all instructions and requirements necessary to prepare the Premises to accommodate pest control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables and valuables.

ARTICLE XIII - EARLY TERMINATION OF LEASE

During the initial term of this Agreement or any extension thereof, the LANDLORD may immediately terminate the tenancy on the following grounds:

- a) Serious or repeated violations of the terms and conditions of this Agreement;
- b) Violation of Federal, State, or local law that imposes obligations on the TENANT in connection with the occupancy or use of the Premises;

- c) Any criminal activity (as provided in "Criminal Activity" sub-section described below);
- d) Non-payment of rent or repeated failure to pay rent in a timely manner;
- e) Any misrepresentation or false statement of information on TENANT's application regardless of whether intentional or negligent;
- f) Interfering with the management of the property or causing an undue financial burden on the property; or
- g) Other good cause.

In the event of early termination by the TENANT during the initial term of this Agreement, the TENANT shall be required to pay \$0.00, or the remaining balance of the lease agreement, whichever is less, as an early termination fee. The TENANT shall also be responsible for lost rent, rental commissions, advertising expenses, cleaning and painting costs necessary to ready the Premises for re-rental.

After the initial term of this Agreement, or in case of a month-to-month tenancy, the TENANT may terminate the Lease with a minimum of 30 calendar days written notice.

In addition to the above, the LANDLORD and the TENANT may mutually agree to terminate the Lease subject to any agreed upon terms of a subsequent "Release Agreement."

Criminal Activity: Any of the following types of criminal activity by the TENANT, any member of the household, or a guest or other person under the TENANT's control shall be cause for immediate termination of the tenancy:

- a) Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the Premises by other residents or persons residing in the immediate vicinity of the Premises (including conduct/actions against the LANDLORD and/or property management staff and/or any agents of the LANDLORD);
- b) Any violent criminal activity on or off the premises;
- c) Any drug-related criminal activity on or off the premises;
- d) Illegal use or possession of a controlled substance;
- e) Criminal interference with management of property.

Criminal activity relating to domestic violence, dating violence, sexual assault or stalking shall not be cause for eviction of the TENANT or immediate family member of the TENANT's household who is a victim of such domestic violence, dating violence, sexual assault or stalking.

This exception for victims of domestic violence does not apply to the eviction of a family member who is the perpetrator of the domestic violence.

The LANDLORD may terminate the tenancy for criminal activity in accordance with this section if the LANDLORD determines that the household member/guest has committed the criminal activity, regardless of whether the household member/guest has been arrested or convicted for such activity. In addition, the LANDLORD may also terminate the tenancy if any member of the household is fleeing to avoid prosecution, or custody after conviction for a crime, or attempt to commit a crime, that is a felony or is violating a condition of probation or parole under Federal or State law.

Termination Notice and Eviction: The LANDLORD must give the TENANT a notice that specifies the grounds for termination of the tenancy. The notice of grounds must be given at or before commencement of any eviction action. The notice of grounds may be included in, or may be combined with, any eviction notice to the TENANT. The LANDLORD's eviction notice means a notice to vacate, or a complaint used under State or local law to commence an eviction action. The LANDLORD may only evict the TENANT from the Premises by instituting a court action.

ARTICLE XIV - TENANT'S OBLIGATIONS UPON VACATING PREMISES

Upon the termination of this Agreement, the TENANT shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excluded.

Specifically, upon the termination of the Agreement, the TENANT shall:

- a) Give the LANDLORD all copies of all keys or opening devices to the Premises, including any mailboxes and common areas;
- b) Vacate and surrender the Premises to the LANDLORD, empty of all persons and personal property;
- c) Vacate any and all parking and storage spaces;
- d) Clean and deliver the Premises to the LANDLORD in the same condition as they were received;
- e) Give written notice to LANDLORD of the TENANT's forwarding address.

Right to Pre-Move-Out Inspection and Repairs: After giving or receiving notice of termination, or before the end of the Lease, the TENANT has the right to request an inspection of the Premises to take place. If TENANT requests such an inspection, TENANT shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. Any repairs or alterations made to the Premises as a result of this inspection

(collectively the "Repairs") shall be made at TENANT's expense. The Repairs may be performed by the TENANT or through others, who have adequate insurance and licenses and are approved by LANDLORD. The work shall comply with applicable law, including governmental permit inspection and approval requirements. The Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all repairs may not be possible.

ARTICLE XV - TENANT'S RIGHTS & RESPONSIBILITIES

Quiet Enjoyment: The TENANT, upon payment of all of the sums referred to herein as being payable by TENANT and TENANT's performance of all TENANT's obligations contained herein and TENANT's observance of all rules and regulations, shall be able to peacefully and quietly have, hold and enjoy the Premises for the term hereof.

Indemnification: The LANDLORD shall not be liable for any damage or injury of or to the TENANT, TENANT's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and the TENANT hereby agrees to indemnify, defend and hold the LANDLORD harmless from any and all claims or assertions of every kind and nature relating to same.

Default: If the TENANT fails to comply with any of the material provisions of this Agreement (other than the covenant to pay rent) or with any present rules and regulations or any that may be hereafter prescribed by the LANDLORD, or materially fails to comply with any duties imposed on the TENANT by statute, within seven (7) days after delivery of written notice by the LANDLORD specifying the non-compliance and indicating the intention of LANDLORD to terminate the Lease by reason thereof, the LANDLORD may then terminate this Agreement.

Acceleration: If the TENANT fails to pay Rent when due and the default continues for seven (7) days thereafter, the LANDLORD may, at LANDLORD's option, declare the entire balance of Rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to LANDLORD at law or in equity or may immediately terminate this Agreement.

Joint Obligations: If there is more than one TENANT, each one shall be individually and completely responsible for the performance of all obligations of TENANT under this Agreement, jointly with every other TENANT, and individually, whether or not in possession.

ARTICLE XVI - ABANDONMENT

If at any time during the term of this Agreement the TENANT abandons the Premises or any part thereof, LANDLORD may, at LANDLORD's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to TENANT for damages or for any

payment of any kind whatsoever. The LANDLORD may, at LANDLORD's discretion, acting as agent for the TENANT, relet the Premises, or any part thereof, for the whole or any part of the then unexpired term of this Agreement, and may receive and collect all rent payable by virtue of such reletting. And may, at LANDLORD's option, hold the TENANT liable for any difference between the rent that would have been payable under this Agreement and the net rent for such period realized by the LANDLORD by means of such reletting. If LANDLORD's right of reentry is exercised following abandonment of the Premises by TENANT, then LANDLORD shall consider any personal property belonging to TENANT and left on the Premises to also have been abandoned, in which case the LANDLORD may dispose of all such personal property in any manner LANDLORD shall deem proper and LANDLORD is hereby relieved of all liability for doing so.

ARTICLE XVII - NOTICES

Notices may be served at the following addresses, or at any other location subsequently designated by either Party:

If served to LANDLORD: Cameron McGinn

If served to TENANT: Zach Schiffko

9165 Faussett Rd
Fenton, Michigan 48430

ARTICLE XVIII - MISCELLANEOUS PROVISIONS

Waiver: The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach. No indulgence, waiver, election or non-election by the LANDLORD under this Agreement shall affect TENANT's duties and liabilities hereunder.

Attorney's Fees: Should it become necessary for the LANDLORD to employ an attorney to enforce any of the conditions or covenants of this Agreement, including the collection of Rent or gaining possession of the Premises, the TENANT agrees to pay all expenses so incurred, including all reasonable attorneys' fee and costs.

Governing Law: This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Michigan.

Severability: If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

Binding Effect: The covenants, obligations and conditions contained in this Agreement shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

Construction: The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

Headings: The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the LANDLORD or the TENANT.

Modifications: The parties hereby agree that this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

Entire Agreement: The parties hereby agree that this document contains the entire agreement between the parties and all understandings between them are incorporated herein. Its terms are intended by the parties as a final, complete and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement.

*** REMAINDER OF THIS PAGE LEFT PURPOSEFULLY BLANK ***

AGREED:

As to LANDLORD on 01/01/2024

LANDLORD: Cameron McGinn

Cameron McGinn

(Landlord Signature)

As to TENANT on 01/01/2024

TENANT: Zach Schiffko

Zach Schiffko

(Tenant Signature)

OLD BUSINESS #1

Master Plan

No documents attached

OLD BUSINESS #2

Solar (Utility Scale)

[Proposed Amendments to Section 2 of the Tyrone Zoning Ordinance.](#)

SECTION 2.02 SOLAR ENERGY GENERATION DEFINITIONS

ABANDONMENT: Any Utility-solar energy system or facility that is no longer producing power over a consecutive 12-month period of time.

DECOMMISSION: To remove and/or retire a Utility-scale solar energy system or facility from active service.

HEIGHT: The height of a Utility-scale solar energy system, measured vertically from the adjacent grade to its highest point at maximum tilt.

SOLAR ARRAY. A collection of solar panels, wired together to generate electricity from the sun.

UTILITY-SCALE SOLAR ENERGY FACILITIES. A facility where the principal design, purpose, or use is to provide energy to off-site uses or the wholesale or retail sale of generated electricity.

UTILITY-SCALE SOLAR ENERGY SYSTEMS. A device, and/or components designed to collect and transform solar energy into electricity.

Proposed Amendments to Section 22.05 Part T of the Tyrone Zoning Ordinance.

A. Utility-scale Solar Energy Facilities.

Utility-scale Solar Energy Facilities may only be permitted as a special land use in Solar Overlay Districts, subject to the following conditions:

1. **Regulations.** The following regulations are intended to ensure the interests of the landowner and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In the overlay zoning districts where this special land use is permitted, facilities for the capture, storage, and distribution of solar energy for commercial purposes are subject to the following standards:
 - a. **Facility Boundary.** The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a Utility-scale solar energy facility. The Facility Boundary may cross road rights-of-way, but required setbacks shall be provided and calculated on each side of any such road.
 - ~~b.~~ **Setbacks.** The Utility-scale solar energy facility setback requirements are found in the table below. All accessory equipment shall be subject to the same requirements. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing or likely adjacent development.

District	Solar Overlay		
	Residential Land Uses	Place of Worship or Public Institutional Land Uses	All Other Land Uses
Adjacent Properties			
Front Yard Setback (adjacent to right-of-way)	300ft from nearest dwelling unit or 100ft from property line whichever is greater	100ft from property line	50ft from property line
Side Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	100ft from property line	50ft from property line
Rear Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	100ft from property line	50ft from property line

In instances where the Utility-scale solar energy system is comprised of multiple parcels, these setbacks shall apply to the exterior perimeter of all adjoining parcels. All setback distances are measured from the property line, or nearest point of a dwelling unit, to the closest point of the Utility-scale solar energy system. Should the nearest component of the Utility-scale solar energy system be a solar or photovoltaic array, the measurement shall be taken from the array at minimum tilt.

~~c.~~b. Height. The height of the Utility-scale solar energy system and any mounts, buildings, accessory structures, and related equipment must not exceed fifteen (15) feet when orientated at maximum tilt. Lightning rods may exceed fifteen (15) feet in height, but they must be limited to the height necessary to protect the Utility-scale solar energy system from lightning and clearly shown in site plan proposals.

~~d.~~ Screening. Greenbelt screening is required around the entire facility boundary perimeter of a Utility-scale solar energy facility to obscure, to the greatest extent possible, the Utility-scale solar energy system from all adjacent properties. Greenbelt standards set forth in Section 21A.04 Part C3 shall be applied to all Utility-scale solar energy facilities. Each owner, operator, or maintainer of any Utility-scale solar energy facility to which this ordinance applies shall utilize good husbandry

techniques with respect to said vegetation, including but not limited to, proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. Plants or grasses not part of the buffer area shall be maintained by the facility operator not to exceed a height of twelve (12) inches. Applicant agrees to submit an acceptable and reasonable long term landscape maintenance plan prior to final approval.

Fencing. The facility boundary perimeter of a Utility-scale solar energy facility must be fenced per standards set forth in Section 21.13. Additional fencing or obscuring walls, as defined in Section 21A.10 may be required for screening in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.

e.c. Glare. Utility-scale solar energy systems must be placed and oriented such that concentrated solar radiation or glare does not project onto roadways and nearby properties. Applicants have the burden of proving any glare produced does not cause annoyance, discomfort, or loss in visual performance and visibility. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to determine if glare from the Utility-scale solar energy system will be visible from nearby residents and roadways. The analysis shall consider the changing position of the sun throughout the day and year, and its influence on the Utility-scale solar energy system.

f.d. Natural Feature Preservation. The plan for installation of a Utility-scale solar energy facility shall include a tree survey and plan for cutting of trees greater than ~~a 6" DBH~~ **DBH of 6"**. No such trees shall be cut in any required setback other than those reasonably required for the installation of a drive to access the facility. Retention of natural grades, soils, and groundcover material is encouraged where feasible.

g.e. Environmental Impact Analysis: An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.

An applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The

applicant shall comply with applicable parts of the following:

Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to:

Part 31 Water Resources Protection (MCL seq.),

Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.),

Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.),

Part 303 Wetlands (MCL 324.30301 et seq.),

Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.),

Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.),

Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

h.f. Drainage and Stormwater. Utility-scale solar energy facilities shall not increase stormwater runoff onto adjacent properties. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff shall be managed and demonstrating that runoff from the site shall not exceed the agricultural runoff rate or otherwise cause undue flood. Any necessary permits from outside agencies for off-site discharge shall be provided. It should also be demonstrated that maintenance procedures and products will not introduce chemicals or create detrimental impacts to the natural environment, groundwater, and wildlife. Detergents should be of a biodegradable variety, and frequency of anticipated cleaning should be described.

Stormwater Study: An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to account for the proposed layout of the Utility-scale solar energy facility and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain-event (storm). Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.

g. Lot Coverage. The area of the Utility-scale solar energy facility and any associated accessory structures shall not exceed 75% of the square

footage of the entire site within the facility boundary. Impervious surfaces for the purpose of calculating lot coverage for Utility-scale solar energy systems include, but are not limited to, mounting pads, footings, concrete or asphalt driveways and walkways, and accessory structures.

Abandonment, Removal, Repowering and/or Maintenance. If a Utility-scale solar energy facility ceases to perform its intended function (generating electricity) for more than 12 consecutive months, the operator shall remove the collectors, mounts, and associated equipment and facilities no later than 90 days after the end of the 12-month period. Where the removal has not been lawfully completed as required above, and after at least 30 days' written notice, the Township may remove or secure the removal of the Utility-scale solar energy facility and/or system or portion thereof, with the Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire decommissioning and removal of all equipment and fixtures on the site. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.

If due to abandonment and/or negligence to maintain, the Township shall have the right to enter the site for the reason of repowering the facility, in cases where repairs or replacements to the Utility-scale solar energy system components are necessary, in order to properly maintain the system. The Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire set of repairs and/or maintenance to restore the site to its original capacity. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.

h. Decommissioning. The ground shall be restored to its original condition within 60 days of removal of structures. The restoration will include returning all soil within the facility to its original environmental state of which record must be taken prior to the commencement of construction. Acceptable ground covers include grasses, trees, or other material demonstrated to be characteristic of the surrounding land. All above and below ground materials shall be removed when the Utility-scale solar energy facility and/or system is decommissioned. All installed landscaping and greenbelts shall be permitted to remain on the site as well as any reusable infrastructure as determined by the township. These can include service drives, utilities, etc. A site shall not be deemed decommissioned until the Township has provided written

acceptance of the site's state to the owner.

Commented [MP1]: PC wants control to determine when a site is decommissioned.

ii. Surety. A letter of credit, cash deposit, or other security instrument found acceptable to the Tyrone Township Board. The owner(s) and/or operator of the Utility-scale solar energy facility shall post a security instrument in a form acceptable to the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and reclamation costs. The cost of decommissioning shall be re-reviewed and submitted to the Township annually to ensure adequate funds are allocated for decommissioning. The security instrument, defined herein, shall be appropriately adjusted to reflect the current decommissioning estimate.

- i. The applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning all structures in the facility in accordance with the requirements of this Ordinance, including reclamation to the original site conditions.
- ii. A security bond, if utilized, shall be posted and maintained with a bonding company licensed in the State of Michigan or a Federal or State-chartered lending institution acceptable to the Township.
- iii. Any bonding company or lending institution shall provide the Township with 90 days' notice of the expiration of the security bond. Lapse of a valid security bond is grounds for the actions defined in Subsection v., below.
- iv. In the event of sale or transfer of ownership and/or operation of the Utility-scale solar energy facility, the security instrument shall be maintained throughout the entirety of the process.
- v. If at any time during the operation of the Utility-scale solar energy facility or prior to, during, or after the sale or transfer of ownership and/or operation of the facility the security instrument is not maintained, the Township may take any action permitted by law, revoke the special land use, order a cessation of operations, and order removal of the structure and reclamation of the site.
- vi. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.

k.j. **Wildlife Impact Analysis:** The applicant shall provide an analysis by a qualified professional third-party, ~~mutually agreeable approved by both the Township and applicant~~ to identify and assess any potential impacts on wildlife and endangered species. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally or state listed endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptors. At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, or general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law. The applicant shall follow all pre-construction and post-construction recommendations of the United States Fish and Wildlife Service. The analysis shall indicate whether a post-construction wildlife mortality study will be conducted and, if not, the reasons why such a study does not need to be conducted. Power lines should be placed underground, when feasible, to prevent avian collisions and electrocutions. All aboveground lines, transformers, or conductors should follow any Avian Power Line Interaction Committee (APLIC, <http://www.aplic.org/>) guidelines to prevent avian mortality.

k.k. **Provision of Manufacturers' Safety Data Sheet(s):** Applicant must submit manufacturer safety data sheets for all proposed equipment. If approval is granted, applicant must provide the Township with finalized manufacturer safety data sheets both to be kept on record at with the Township and on-site in a clearly marked waterproof container. Applicant must provide updated manufacturer data sheets whenever equipment is modified so that all records are up to date. Documentation shall include the type and quantity of all materials used in the operation of all equipment.

m.l. **Fire Response:** All electrical equipment associated with and necessary for the operations of the facility shall comply with all local and state codes. All design and installation work shall comply with all applicable provisions of the National Electrical Code (NEC).

The applicant shall provide training before, approximately halfway

Commented [LG2]: What happens if the applicant and township cannot agree on a third-party?

Commented [MP3R2]: The PC would like your thoughts on retaining control over the selection of the consultant. This is what I have proposed. If you approve, I can insert in other sections of the ordinance. If not, please insert proposed language.

through and after construction for all emergency service departments serving the Township. Including all other requirements for permits, all three trainings must have been completed to receive final permits. Trainings upon the completion and during the operation of the Utility scale solar energy facility will be conducted upon the request of all emergency service departments but not exceed four (4) trainings per any given twelve (12) month period.

The applicant shall provide a set of procedures and protocols for managing risk or fire and for responding in the event of an emergency at the facility. It will be the burden of the applicant to ensure said procedures and protocols provided to the various emergency service departments is the most up to date version.

Special equipment that may be required to ensure the safety of fire and rescue personnel when responding to an emergency at the facility shall be provided at no cost to the Township prior to commencement of construction of the facility. The authority to determine whether, and what type of, special equipment is needed shall be with the fire and/or rescue department(s) serving the Township.

The applicant shall provide for and maintain reasonable means of access for emergency services. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. If any adjoining properties are damaged as a result of ingress/egress to the facility, the applicant shall remedy all damages in full.

- n.m. Anticipated Construction Schedule:** Applicant must provide an anticipated construction schedule which highlights when potentially hazardous materials will be brought on-site and installed.
- n. Permits:** Applicant must coordinate with all applicable agencies for required permitting including but not limited to the Livingston County Road Commission and/or Michigan Department of Transportation (MDOT) Livingston County Drain Commission, Environmental Protection Agency (EPA), Michigan Department of Environment, Great Lakes and Energy (EGLE), etc.
- p.o. Photographic Record:** Applicant must submit a complete set of photos and video of the entire development area prior to construction. This will be used as historical documentation for the township to secure and refer to if/when decommissioning and redevelopment activities take place.
- h.p. Herbicides:** Best practices when using herbicides (non-harmful to the environment) or other hazardous chemicals to control weeds, grass

and other unwanted vegetation shall be used.

f.g. **Batteries, Energy Storage Equipment and Accessory Equipment associated with Utility scale solar energy facilities or systems:** All batteries, energy storage equipment and accessory equipment associated with or co-located upon, Utility scale solar energy facilities or systems are prohibited due to environmental hazard and emergency response concerns.

f.r. **Panel Type:** The solar and/or photovoltaic panels shall not contain harmful chemicals such as cadmium or amorphous silicon. Prior to construction, the applicant shall provide written panel specifications to include composition, toxicological information, and the physical and chemical properties of all panels used at the facility. Only biodegradable cleansers and water shall be used to clean panels.

f.s. **Noise:** The Utility scale solar energy facility may not generate a maximum sound in excess of 55 average hourly decibels as modeled at the exterior facility boundary. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

h.t. **Ownership Changes:** If the owner of the Utility-scale solar energy facility changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, surety, and decommissioning responsibilities. A new owner or operator of the Utility-scale solar energy facility shall notify the Township of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Township in writing. The special use permit and all other local approvals for the Utility-scale solar energy facility may be determined by the Township Board at a public meeting to be void if a new owner or operator fails to provide written notification to the Township in the required timeframe, unless the new owner or operator provides a reasonable explanation for any delay. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Ordinance.

v.u.

- 2. Site Plan Approval and Supporting Materials.** All applications for Utility-scale solar energy facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan. All site plans shall conform to the requirements of Article 23. In addition they shall display the following information:

Commented [MP4]: The PC wants to know whether the prior owner can still be held to a surety responsibility. If they cannot, I propose this language to ensure the new owner does. If there is a better way to address this, please insert.

- a. All lot lines and dimensions, including a legal description of each lot or parcel(s) comprising the Utility-scale solar energy facility.
- b. Vicinity map showing the location of all surrounding land uses along the proposed site's property lines.
- c. Location and height of all proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a Utility-scale solar energy facility.
- d. Horizontal and vertical to scale drawings (elevations) with dimensions that show the location of the proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
- e. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Utility-scale Solar energy facility and within one hundred (100) feet of all facility boundary property lines of the Utility-scale solar energy facility. Use of above-ground lines shall be kept to a minimum.
- f. Proposed setbacks from the Solar Array(s) to all existing and proposed structures within the Utility-scale solar energy facility and from the facility boundary property lines of the Utility-scale solar energy facility.
- g. Topography for the Solar Array(s) location and the relationship to the land elevations of all existing and proposed structures within the Utility-scale solar energy facility at a minimum of two (2) foot contour intervals.
- h. Access driveways within and to the Utility-scale solar energy facility, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access driveways shall be subject to Livingston County Road Commission (LCRC) approval and shall be planned so as to minimize the use of lands for that purpose.
- i. Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the Utility-scale solar energy facility. In no instance shall barbwire be used.
- j. A written description of the maintenance program to be used for the Solar Array(s) and other components of the Utility-scale solar energy facility, including decommissioning and removal. The description shall

include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Utility-scale solar energy facility is decommissioned. Description should include the average useful life of all primary Utility-scale solar energy system equipment and components being proposed.

- k.** Planned lightning protection measures.
- l.** A plan for reviewing and reasonably resolving complaints from the public or other property owners concerning the construction and operation of the Utility-scale solar energy facility, which is subject to the Township's review and approval.
- m.** A plan for managing any hazardous waste, which is subject to the Township's review and approval.
- n.** A transportation plan for construction and operation phases, including any applicable agreements with the Livingston County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.
- o.** An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-scale solar energy facility and/or system, which is subject to the Township's review and approval.
- p.** A security plan shall be submitted with the special land use application and site plan application for a Utility-scale solar energy facility. The security plan shall:
 - Show all points of secured access as well as the means for limiting access to authorized personnel only.
 - Along with other signage requirements in this ordinance, install and maintain warning signage on all dangerous equipment and facility entrances.
 - Provide a schedule outlining the implementation and maintenance of site security as well as routine inspections to ensure site security infrastructure is intact and operating as intended.

g. Applicant shall provide proof showing all panels used at the facility are

manufactured in the United States of America.

g.r. Additional detail(s) and information as required by the Tyrone Township Zoning Ordinance, or as required by the Planning Commission and/or Township Board.

B. Utility-Scale Solar Energy Facilities under PA 233.

On or after November 29, 2024, if PA 233 of 2023 is in effect, then the following provisions apply to Utility-Scale Solar Energy Facilities with a nameplate capacity of 50 megawatts or more. To the extent these provisions conflict with the provisions in Section A above, these provisions control as to such Utility-Scale Solar Energy Facilities. This subsection does not apply if PA 233 of 2023 does not take effect and does not apply to Utility-Scale Solar Energy Facilities with a nameplate capacity of less than 50 megawatts.

a. *Setbacks.* Utility-Scale Solar Energy Facilities must comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line

b. *Fencing.* Fencing for the Utility-Scale Solar Energy System must comply with the latest version of the National Electric Code as November 29, 2024, or as subsequently amended.

c. *Height.* Solar panel components must not exceed a maximum height of 25 feet above ground when the arrays are at full tilt.

d. *Noise.* The Utility-Scale Solar Energy System must not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

e. *Lighting.* The Utility-Scale Solar Energy System must implement dark sky-friendly lighting solutions.

f. *Environmental Regulations.* The Utility-Scale Solar Energy System must comply with applicable state or federal environmental regulations.

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Tyrone Township Zoning Ordinance #36

g. *Host community agreement.* The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Utility-Scale Solar Energy System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

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OLD BUSINESS #3

Wind & Battery Storage (Utility Scale)



Livingston County Department of Planning

March 21, 2024

Tyrone Township Board of Trustees
c/o Pam Moughler, Township Clerk
8420 Runyan Lake Road
Fenton, MI 48430

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

Re: Livingston County Planning Commission Review

Case: **MP-01-24 – Tyrone Township Master Plan Update (2024)**

Dear Planning Commission Members:

The Livingston County Planning Commission met on Wednesday, March 20, 2024, and reviewed the Master Plan amendment referenced above. The Livingston County Planning Commissioners made the following recommendation:

MP-01-24 Approval.

The Livingston County Planning Commission concurs with staff's comments on the Tyrone Township 2024 Master Plan and submit the foregoing comments to the Tyrone Township Planning Commission and Township Board.

Commission discussion also highlighted a limited mention of how high-density residential development will affect infrastructure (water, sewer, roads, etc.). Refer to meeting minutes for specifics.

Copies of the staff review and draft Livingston County Planning Commission meeting minutes are enclosed. Do not hesitate to contact our office if you have any questions regarding this county action.

Sincerely,

Robert Stanford

Robert Stanford
Principal Planner AICP

cc: Steve Krause, Planning Commission Chair
Ross Nicholson, Director of Planning & Zoning

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
<https://milivcounty.gov/planning>



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, March 20, 2024 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link at the bottom of the agenda.

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – March 20, 2024
5. Approval of Meeting Minutes – February 21, 2024
6. Call to the Public
7. Zoning Reviews
 - A. MP-01-24: Tyrone Township, 2024 Draft Master Plan
8. Old Business:
9. New Business:
10. Reports
 - A. Planners Lunch Event: Urban Forestry at Genoa Twp. Hall, March 18, 12-1 PM.
 - B. 2025 Master Plan Workshop: May 1, 2024, at LESA 12-1 PM.
11. Commissioners Heard and Call to the Public
12. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
<https://milivcounty.gov/planning/>

Via Zoom (on-line meetings):

<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

Via the Zoom app

Join a meeting, with meeting number: **399 700 0062**

Enter the password: **LCBOC** (ensure there are no spaces before or after the password)

Meeting ID: **399 700 0062**

Password: **886752**

DRAFT
LIVINGSTON COUNTY
PLANNING COMMISSION
MEETING MINUTES

March 20, 2024

6:30 p.m.

Hybrid In-Person and Virtual Zoom Meeting

Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC
<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

*Due to technical difficulties, participation via Zoom was not available for this meeting.

PLANNING COMMISSION			
COMMISSIONERS PRESENT:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Bill Anderson Matt Ikle Dennis Bowdoin Margaret Burkholder </td> <td style="width: 50%; border: none;"> Jason Schrock Bill Call Paul Funk </td> </tr> </table>	Bill Anderson Matt Ikle Dennis Bowdoin Margaret Burkholder	Jason Schrock Bill Call Paul Funk
Bill Anderson Matt Ikle Dennis Bowdoin Margaret Burkholder	Jason Schrock Bill Call Paul Funk		
COMMISSIONERS ABSENT:			
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund		
OTHERS PRESENT:	Bruce Powellson, Marion Township		

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Anderson at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.
4. **APPROVAL OF AGENDA:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE AGENDA, DATED MARCH 20, 2024, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed 7-0.

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES, DATED FEBRUARY 21, 2024, SECONDED BY COMMISSIONER SCHROCK.

All in favor, motion passed 7-0

6. **CALL TO THE PUBLIC:** None.

7. ZONING REVIEWS:

A. MP-01-24: TYRONE TOWNSHIP, DRAFT 2024 MASTER PLAN.

Livingston County Planning Department received correspondence from the Tyrone Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed update to the Tyrone Township Master Plan. Notice of the Updated Township Master Plan being distributed for the required 63-day statutory review by the Township was received by the Livingston County Planning Department via USPS on October 26, 2023. This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). Once the Township received comments from all neighboring communities and required entities within that statutory time period, they requested from County Planning that these comments be incorporated into the Plan before sending it on to County Planning for this review. This task has been completed; therefore, the Plan has now come to County Planning for its statutory review and recommendation. This Plan replaces the current 2012 Master Plan.

Township Planning Commission Recommendation: Final Approval Pending.

Staff Recommendation: That the Livingston County Planning Commission concurs with staff's comments on the Tyrone Township 2024 Master Plan and submit the foregoing comments to the Tyrone Township Planning Commission and Township Board.

Commission Discussion: Commissioner Call noted that the Tyrone's Master Plan did not reference having adequate public infrastructure for planned, high density residential. Commissioner Call stated that there are other Townships in the county that do not have their own parks and asked for this to be clarified in the township master plan. Commissioner Funk noted the absence of significant infrastructure planning in the proposed township master plan. Commissioner Funk thought it was a good idea that the township consolidated some of their Future Land Use designations.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO CONCUR WITH STAFF REVIEW AND ADDITIONAL COMMISSION DISCUSSION POINTS AND FORWARD THE COMMENTS ON THE 2024 TYRONE TOWNSHIP MASTER PLAN TO THE TYRONE TOWNSHIP PLANNING COMMISSION. SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 7-0

8. OLD BUSINESS: None.

9. NEW BUSINESS: None.

10. REPORTS:

- A. Planners Lunch Event: Urban Forestry at Genoa Township Hall, March 18. 12PM – 1 PM.**
Planning Staff briefly discussed the success of the March 18th brown bag lunch event at Genoa Township.
- B. 2025 Livingston County Master Plan Workshop: at LESA, May 1, 2024. 12PM - 1PM.** Planning Staff and Commissioners discussed the upcoming County Planning 2025 Master Plan Workshop scheduled for May 1, 2024. A flyer will be distributed in April via email to our local communities and public for participation in the event.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: Commissioner Burkholder discussed how accessory dwelling units (ADU's) are now becoming condos in AZ and the problems this is causing for local officials. Commissioner Ikle discussed the vacant land percentage in the proposed Tyrone Township Master Plan and didn't believe it was a good idea to put that percentage in the plan. The planning commission briefly discussed the current status of the solar siting issues with the Michigan Public Service Commission and staff informed the commission of the two most recent public hearings on the topic and how the issues are progressing.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO ADJOURN THE MEETING AT 7:32 PM., SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 7-0

DRAFT



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners
FROM: Robert Stanford, Principal Planner
DATE: March 6, 2024
SUBJECT: MP-01-24 Tyrone Township 2024 Master Plan Update

Livingston County Planning Department received correspondence from the Tyrone Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed update to the Tyrone Township Master Plan. Notice of the Updated Township Master Plan being distributed for the required 63-day statutory review by the Township was received by the Livingston County Planning Department via USPS on October 26, 2023. This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). Once the Township received comments from all neighboring communities and required entities within that statutory time period, they requested from County Planning that these comments be incorporated into the Plan before sending it on to County Planning for this review. This task has been completed; therefore, the Plan has now come to County Planning for its statutory review and recommendation. This Plan replaces the current 2012 Master Plan.

County Planning Staff reviewed the proposed township Master Plan for compatibility with the Livingston County Comprehensive Plan, an examination of potential constraints or conflicts with bordering townships, and for potential impacts on Livingston County residents and communities. Excepts taken from the proposed Plan are depicted **in the following manner**. Staff's comments are as follows:

The Tyrone Township Planning Commission proposes a new Township Master Plan, as follows.

To begin, the proposed Tyrone Township Master Plan is organized in the following manner:

MAIN MASTER PLAN CHAPTERS

- Introduction
- Community Character
- Social Analysis
- Housing Analysis
- Economic Analysis
- Natural Environment Analysis
- Transportation Analysis
- Community Facilities and Public Services Analysis
- Existing Land Use Analysis
- Goals and Objectives
- Future Land Use
- Implementation Strategies
- Appendices (Community Survey and Visioning Session Results and Analysis)

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

Department Information

Administration Building
04 E. Grand River Avenue
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The following is a summary of each chapter in the proposed Plan.

INTRODUCTION

Chapter topics: Purpose of Master Plan, How Master Plan is Used, Authority to Prepare Master Plan, Historical Context, Planning Process

The Introduction chapter presents an overview of the purpose and intent of the Plan.

COMMUNITY CHARACTER

Chapter topics: Overview, History and Development, Open Space/Rural Character, Lakes Influence, US-23 Corridor Influence, City of Fenton Influence, City of Linden Influence, Hartland Township Influence, Parshallville Influence

Key Issues

Staff would like to briefly highlight the following community character aspects as mentioned in the chapter:

Open Space/Rural Character

The text states the following regarding this particular community character aspect:

Tyrone Township is known for its charming rural atmosphere and beautiful natural open spaces, including rolling hills, meadows, woodlands, and wetlands.

The residents value preserving the Township's natural and rural character. According to the community survey, 45% of respondents identified the Township's natural areas as a reason they were attracted to living in Tyrone Township.

Lakes Influence

The text states the following regarding this particular community character aspect:

Tyrone Township is within the Shiawassee River watershed and is home to several inland lakes, including Lake Tyrone, Lake Shannon, Runyan Lake, and Hoisington Lake. Except for Hoisington Lake, relatively dense residential areas have developed around the lakes, creating an "Up North" environment that is extremely attractive and desirable for residents.

Maintaining the water quality of the Township's lakes is vital for health and preserving the value of these unique natural features and residential areas.

In the community survey, 28% of respondents identified the Township's lakes or rivers as a reason they were attracted to the community.

US-23 Corridor Influence

The text states the following regarding this particular community character aspect:

US-23 is a critical transportation corridor in Michigan and the Great Lakes Region, moving goods and people between Michigan and Ohio. It is an essential roadway in Tyrone Township, connecting the community to employment, shopping services, dining, recreation, and entertainment.



The Township recognizes the importance of US-23 in the daily lives of residents. It provides critical external connections and opportunities. However, it also brings noise, air pollutants, visual intrusions, and traffic safety concerns.

The Township recognizes the need to carefully plan for the best use of the US-23 corridor so that it will continue to serve the needs of residents and businesses.

Parshallville Influence

The text states the following regarding this particular community character aspect:

Parshallville, located in the southwestern part of Tyrone Township and the northwestern portion of Hartland Township, began to develop in the mid-1800s. Although not incorporated, this community's strength has been its ability to maintain its bucolic, pastoral look and feel through the preservation of historic structures and resistance to modern development pressures.

Parshallville's charm and proximity to Lake Shannon have attracted residents to this area of the Township. Existing land use maps show that Lake Shannon is surrounded by residential development. This has created a second small population center in the otherwise dispersed Township.

Staff Comment: *This chapter does a good job highlighting some of the more pronounced community character elements of the township that together make up a large part of the fabric of Tyrone Township.*

SOCIAL ANALYSIS

Chapter topics: Overview, General Population, Age Distribution, Sex Distribution, Racial Composition, Education, Social Analysis Appendix

Key Population Characteristics

Tyrone Township's population in 2020 of 11,986 people represents an increase of 41.6 percent from 2000 and an increase of 19.6 percent from 2010.

The population density of the Township has increased over the last 50 years, from 42.3 to 332.9 people per square mile. This increase has been at a similar but slightly slower rate than that of Livingston County.

The Township's median age has increased from 42.4 to 43.4 years from 2010 to 2020. The Township has fewer people in the family-forming years compared to the State and County. The Township also has a significantly larger portion of its population in mature families.

The Township is 97.4 percent white, which is slightly higher than the County, which is 96.3 percent white, and significantly higher than the State, which is 78.4 percent white. The State has a higher percentage of African Americans, American Indians, Asians, Native Hawai'ians and Pacific Islanders, and Hispanics or Latinos than either the Township or the County.

The racial composition of the Township is generally similar to that of surrounding communities and the County.

The percentage of Hispanics and Latinos are 3.0 percent in the Township, 2.4 percent in the County, and 5.1 percent in the State.



Tyrone Township generally has higher educational attainment levels than Livingston County and the State of Michigan. The largest difference is in the population that did not graduate high school or whose highest level of education is a high school degree. The Township has a higher percentage of residents with an associate degree, bachelor's degree, or graduate degree.

Staff Comment: *One of the more significant elements highlighted in this chapter is the increase in the township's median age between 2010 and 2020. This issue is critical for the Township to gain a solid understanding of going further, as an aging in place population presents future land use and social challenges to the township with respect to promoting and encouraging affordable and safe housing options, affordable and reliable transportation options, limiting isolation and loneliness with increased social program development, encouraging support programming for caregivers, and minimizing long-term healthcare costs.*

HOUSING ANALYSIS

Chapter topics: Overview, Number of Households, Household Size, Housing Occupancy, Housing Unit Types, Mobile Home Park Communities, New Single-Family Dwellings, Housing Sales, Housing Analysis Appendix

Key Housing Issues

The 4,206 households in Tyrone Township in 2020 represents an increase of 45.9 percent from 2000 and an increase of 19.2 percent from 2010.

The cost of housing continues to increase and has increased significantly over the past 10 years.

The average size of households in Tyrone Township has continued to decrease. This is a trend also being realized at the national level. Although the size of households has been decreasing in the Township, the number of persons per household remains significantly higher than that of both Livingston County and the State of Michigan.

The size of households in the Township has decreased to 2.79 persons in 2020 from 2.84 in 2010, a decrease of 0.05 persons per household (1.7 percent).

Understanding these changes may help determine what types of residential options may be needed or desirable in the future.

Tyrone Township has a total of 3,964 housing units. Of these housing units, 3,737 (94.3 percent) are occupied and 227 (5.7 percent) are vacant. For the occupied housing units, 3,252 (87.0 percent) are homeowner-occupied and 482 (13.0 percent) are renter-occupied.

The Township has a higher percentage of occupied housing units than Livingston County and a significantly higher percentage of occupied housing units than the State.

The Township has a higher percentage of homeowner-occupied housing units than both Livingston County and the State. It has significantly lower percentage of rental occupied housing units than the State.

Housing units in Tyrone Township are primarily single-family houses, representing 86.3 percent of all housing units. The next highest number of housing unit type is mobile homes, representing 12.3 percent of all housing units. There are very few multiple-family housing units in the Township. The



Township has a higher percentage of single-family houses and mobile homes than both the County and the State.

In the community survey, 73 percent of respondents strongly supported (16 percent) or supported (57 percent) accessory dwellings. Sixty-seven percent of respondents strongly supported (10 percent) or supported (57 percent) senior housing. Sixty-two percent of respondents strongly supported (12 percent) or supported (50 percent) affordable housing.

Tyrone Township has two mobile home parks, Tyrone Woods and Cider Mill Crossings, with an approved total of 1,025 units. The Township has a substantial number of mobile home units, as noted above, that is greater than all but one adjacent community.

The number of permits issued for single-family dwellings the past three years has remained relatively stable. It is less than the preceding three years but remains higher than 2012 and earlier years.

In 2021, the median sales price of a single-family home was \$360,000 and the average sales price was \$435,639.

In the community survey, 67 percent of respondents strongly agreed (22 percent) or agreed (45 percent) that there is a good variety of housing price ranges available in the Township.

Staff Comments: *This chapter points out that while the number of households has increased in the township, the size of households has slowly decreased. This is not unusual as it is a trend that is reflected also in those communities that surround the township. In addition, while it is mentioned that the results of the community survey indicated that a majority of respondents agreed that there is a good variety of housing price ranges available in the township, the fact is that housing sale prices derived from 2021 show that median sales prices of single-family homes (\$360,000) are well outside of the range of affordability for a majority of individuals. This could correlate somewhat with the low percent of family-forming households living in the township and those households lacking the financial ability to purchase their first home. Again, affordable housing is not unique to the township, is this is a critical issue currently plaguing not only Livingston County and Southeast Michigan, but the entire State of Michigan.*

ECONOMIC ANALYSIS

Chapter topics: Overview, Income, Employment, Unemployment, commercial Analysis, Industrial Analysis, Us-23 Corridor, Character of Nonresidential Development, Township Resources, Economic Analysis Appendix

Key Issues

The median household income and per capita income are significantly higher than most surrounding communities, Livingston County, and the State of Michigan.

The percentage of residents living below the poverty level is lower than most of the surrounding communities, Livingston County, and the State of Michigan.

Non-farm employment has grown at a slow, steady rate and is projected to continue to grow.

There is a higher percentage of employment in natural resources, mining, and construction; information and financial activities; and administrative support fields than the region.



The Township has experienced or is anticipated to experience modest growth in the transportation, warehousing, and utilities; wholesale trade; retail trade; education; leisure and hospitality; and public administration fields.

The Township has experienced or is anticipated to experience a decrease in employment in manufacturing and other services fields.

A large majority of the Township's residents work in other communities; Although a majority of the Township's residents work outside of the community, 25 percent of respondents in the community survey indicated that proximity to employment attracted them to the community.

Unemployment has generally tracked with the county, state, and country, but was less affected than those entities were in 2020.

There are limited commercial and industrial uses in the Township, and surrounding communities have established commercial and industrial areas.

The Township has experienced a steady increase in governmental revenues, primarily due to increase in State revenue sharing.

NATURAL ENVIRONMENT ANALYSIS

Chapter topics: Overview, Surface Water, Groundwater, Wetlands, Woodlands, Soils, Slopes, Dark Skies, Land Capacity

Key Issues

The Township does not have a general law wetland ordinance, but the Zoning Ordinance does include some provisions to protect wetlands, such as minimum setbacks and preservation standards. In the community survey, 92 percent of respondents strongly supported (57 percent) or supported (34 percent) protection of wetlands.

The Township does not have a general law tree or woodland preservation ordinance, but the Zoning Ordinance does require some landscaping. In the community survey, 94 percent of respondents strongly supported (64 percent) or supported (30 percent) protection of woodlands.

The Township does not have a general law dark sky ordinance, but the Zoning Ordinance does include some provisions limiting light pollution for nonresidential developments. In the community survey, 68 percent of respondents strongly supported (41 percent) or supported (27 percent) protection of dark skies.

STAFF COMMENT: Staff would recommend that Tyrone Township develop a township wetlands ordinance. Staff would also highly encourage Tyrone Township to revise this draft Master Plan in order to incorporate the following information from the newly updated 2021 Livingston County High-Quality Natural Areas Assessment. Excerpts from the assessment are provided below, including data that directly relates to Tyrone Township.



2021 LIVINGSTON COUNTY HIGH-QUALITY NATURAL AREAS ASSESSMENT (HQNAA)

The Plan can be found at: <https://www.livgov.com/plan/Documents/Livingston-County-High-Quality-Natural-Areas-Assessment.pdf>

The HQNAA Update identifies and ranks High Quality Natural Areas remaining in the County.

The County's first comprehensive HQNAA Plan was done in 2004 – Entitled: "Livingston County's High-Quality Natural Areas".

This Natural Features "Tool":

- Is used by the local units of government in the County in developing Master Plan.
- Is used by the County Planning Department's review of township zoning amendments and rezoning cases that come before the Livingston County Planning Commission for review and recommendation.

During the County's 2018 County Master Plan process staff planned to revise and update the original due to the level of development activity that had occurred during the 17-year time period. With this revised Plan, it would be possible to make comparison as to the amount and level of lost high-quality natural areas in the county.

The 2021 Assessment: was independently reviewed and vetted by the Michigan Natural Features Inventory (MNFI) in order to ensure that the analytical processes utilized within do indeed mirror those utilized by MNFI.

The data maintained by MNFI is considered "the gold standard" for information on rare species because the data are well-vetted by scientists and managed via a common methodology.

MNFI is the State of Michigan's primary source of biodiversity information used by all environmental regulatory agencies, both state and Federal, in Michigan, as well as by conservation planners.

The Plan asks and answers the question: "What are High-Quality Natural Areas?"

Places dominated by native vegetation with various levels of potential for harboring high-quality natural areas, unique natural features, and critical ecological functions.

The Plan asks and answers: How does the "High-Quality Natural Areas Assessment" benefit the Livingston County community?

*Data can be used to prioritize **CONSERVATION EFFORTS** and assist in finding opportunities to establish an open-space system of linked natural areas and habitats in the region.*

*Data can be used to prioritize conservation efforts, it helps prioritize **DEVELOPMENT EFFORTS** so that development does not continue to destroy high-quality natural areas.*



The Plan provides the following results regarding the County's High-Quality Natural Areas:

2021 Livingston County High Quality Natural Areas Rankings
Summary of High-Quality Natural Areas Analysis for Livingston County

PRIORITY LEVEL	TOTAL ACRES	% of TOTAL IDENTIFIED NATURAL AREAS	NATURAL AREAS AS A % of TOTAL COUNTY ACREAGE
LOW (Score 1-10 pts)	22,406.58	25.1%	5.9%
MEDIUM (Score 11-16 pts)	24,121.52	27.0%	6.4%
HIGH (Score 17-45 pts)	42,700.19	47.9%	11.4%
TOTALS	89,228.27 *	100.0 %	23.7%

**There are approximately 15,037 acres of public park and recreation areas ("publicly-managed conservation and recreation areas" as defined in the Study) within the County. Thus 74,190.97 acres equal the total High-Quality Natural Areas without publicly-managed conservation and recreation areas included, as compared to 89,228.27 acres including them.*

NOTE: Most of these publicly-managed conservation and recreation areas in the county fall into Priority Level 1.

Conclusions Identified in the Plan:

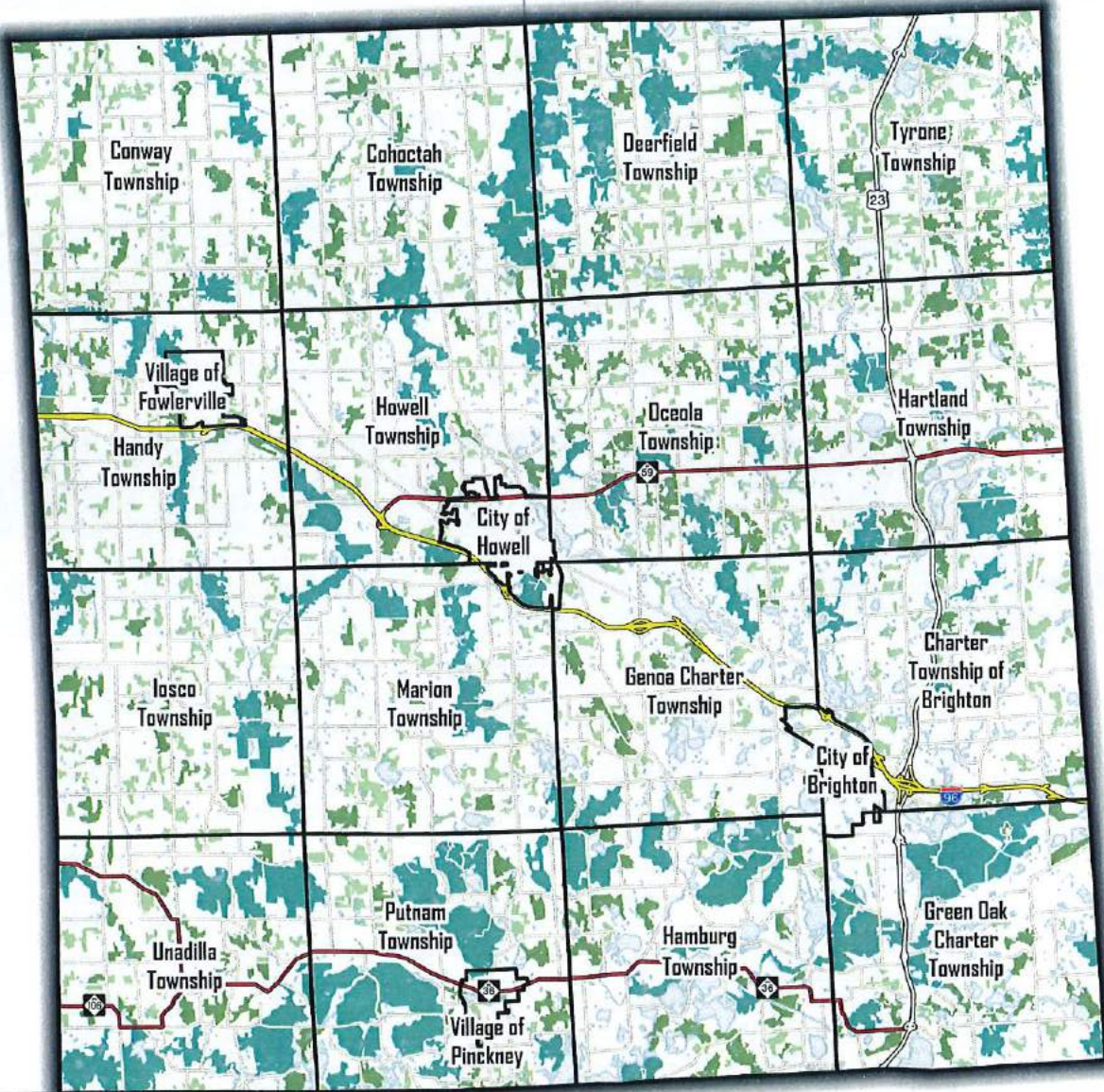
Livingston County contains nearly 90,000 acres of natural ecosystems of varying quality.

Identifying those areas that have the highest ecological quality can help decision makers improve land use planning and natural resource conservation efforts.

This project provides sound scientific analysis of the County's natural features, However...

- It is not intended to be the final step in evaluating the County's natural areas.
- Field data should be gathered before site-level land use decisions are finalized.
- The natural environment is a critical consideration in land use planning. Knowing the ecological value of a specific site can improve decisions regarding that site's future.
- Each individual site-specific land use decision contributes to the cumulative impact on regional ecological quality and a community's quality of life.

The map on the following page provides the updated County High-Quality Natural Areas as identified in the County HQNAA as of July 2021:



Livingston County High Quality Natural Areas - 2021



High Quality Natural Areas are defined as places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features. Scoring criteria used to prioritize sites included: total size, size of core area, length of stream corridor, landscape connectivity, restorability of surrounding land, parcel fragmentation, vegetation quality, and biological rarity score.

Data Sources: Livingston County GIS, Natural Features Inventory (MNF) Biotics Database, SEMCOG

- | | |
|---------------|-----------------------------------|
| Interstate | High Quality Natural Areas |
| US Highway | Priority Class and Score |
| State Highway | Priority 1 (17 - 45) |
| Roads | Priority 2 (11 - 16) |
| Waterbody | Priority 3 (0-10) |



The Plan also examines the change in total areas and level of change between natural area priority areas that have occurred between 2004 and 2021. The results are provided in the table on the following page:

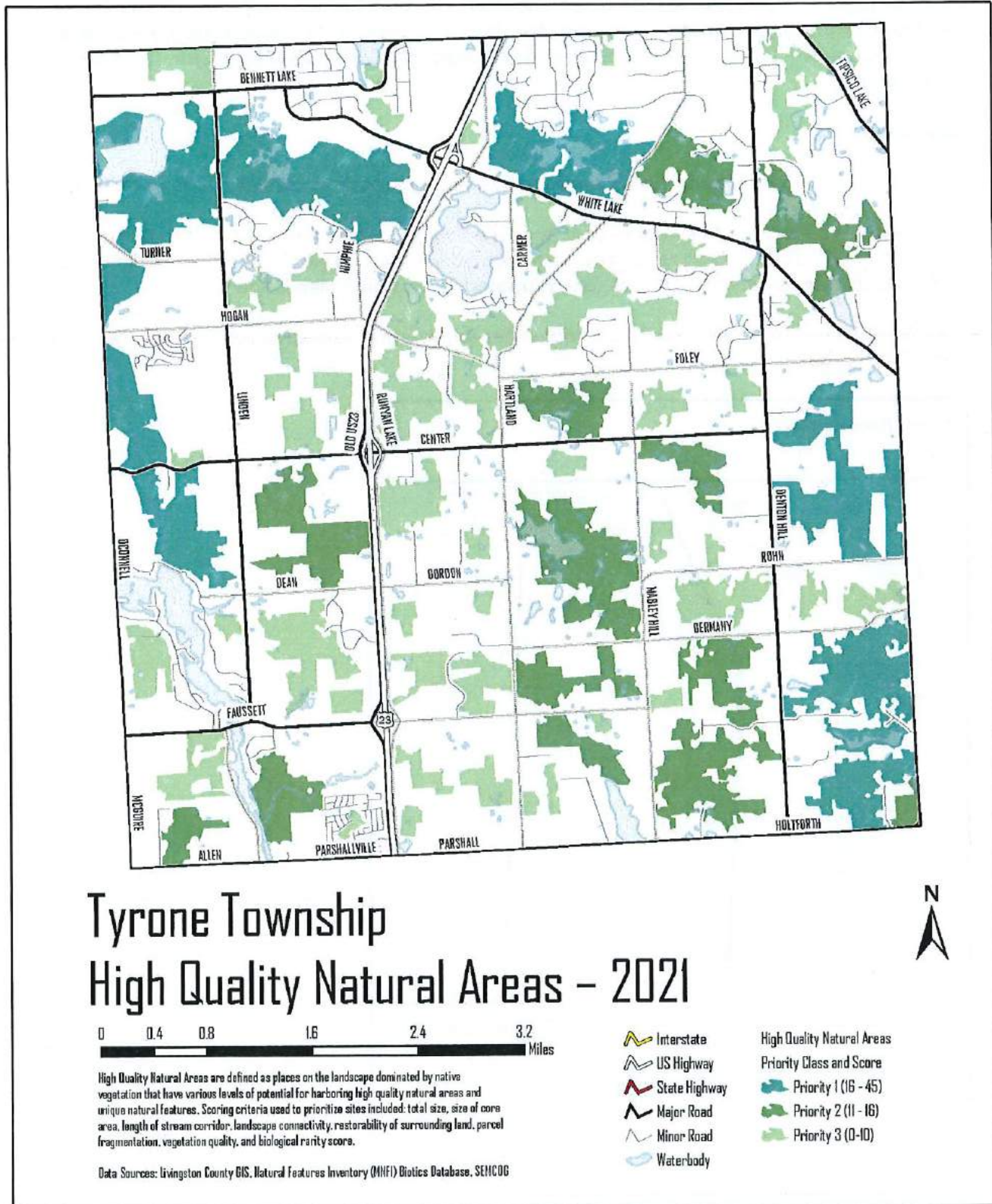
	LOW (Priority 3)	MEDIUM (Priority 2)	HIGH (Priority 1)	TOTALS
NUMBER OF SITES				
2004	497	424	165	1,086
2021	610	257	121	988
Net Change	113	(167)	(44)	(98)
% Change	22.7%	-39.3%	-26.7%	-9.0%
TOTAL ACRES				
2004	14,424	32,270	53,372	99,067
2021	22,406	24,121	42,700	89,228
Net Change	7,982	-8,149	-10,672	-9,839
% Change	55.3%	-25.3%	-19.9%	-9.9%

The chart below indicates the amounts, types and levels of change that occurred within cities, townships, and villages during 2004 to 2021.

<u>CVT Name</u>	<u>Acres Lost</u>	<u>Acres that Decrease in Priority</u>	<u>Acres that Increased in Priority</u>
Charter Township of Brighton	560.45	568.81	386.40
City of Brighton	28.51	28.16	---
City of Howell	88.69	46.80	208.89
Cohoctah Township	365.08	1,558.79	51.05
Conway Township	683.51	2,580.70	198.10
Deerfield Township	549.77	1,465.73	---
Genoa Charter Township	565.55	892.31	16.25
Green Oak Charter Township	622.62	203.72	744.69
Hamburg Township	667.98	800.20	824.32
Handy Township	510.42	527.25	327.05
Hartland Township	1,135.14	1,569.02	118.72
Howell Township	390.54	688.34	92.70
Iosco Township	355.23	2,029.00	---
Marion Township	517.04	1,001.65	125.50
Oceola Township	1,115.64	2,518.40	54.92
Putnam Township	477.84	906.99	846.49
Tyrone Township	736.34	1,902.71	407.80
Unadilla Township	399.41	594.12	270.42
Village of Fowlerville	49.93	70.92	62.02
Village of Pinckney	19.72	103.89	---
Total	9,839.41	20,057.52	4,735.32



Lastly, the map below provides the identified high-quality natural areas for Tyrone Township.



TRANSPORTATION ANALYSIS

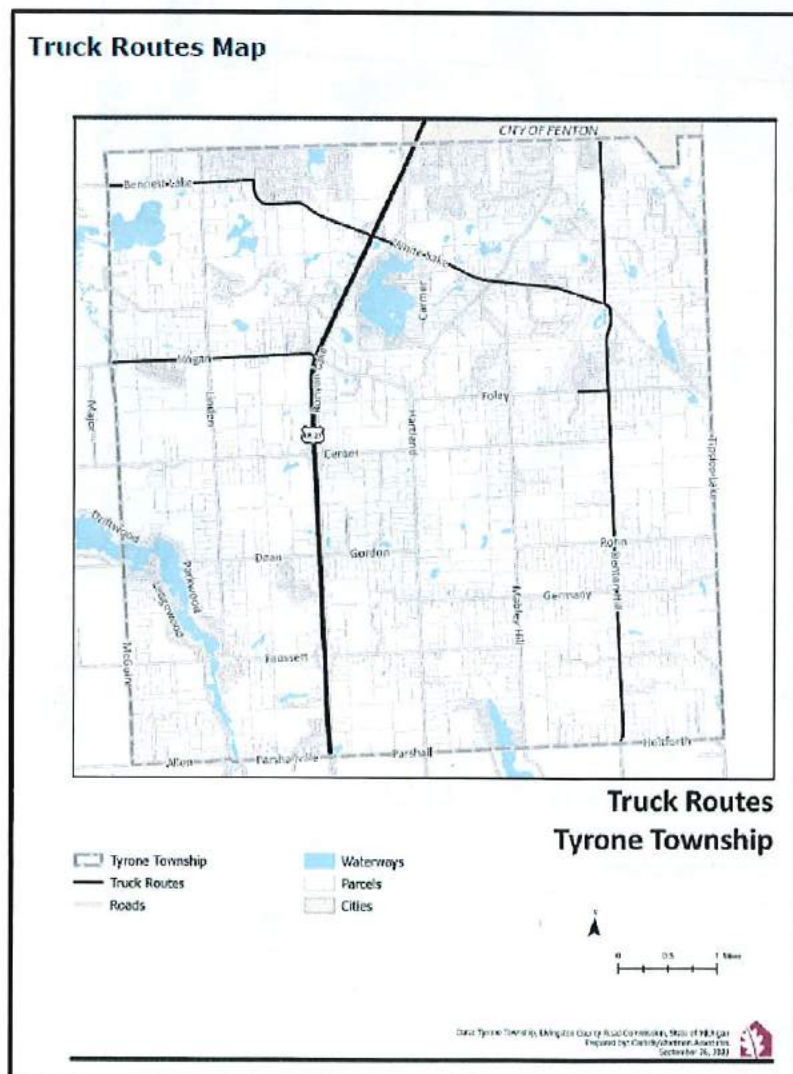
Chapter topics: Overview, Roads (Classifications, Urban Areas, Traffic Volumes, Truck Routes, Commuting, Construction and Maintenance), Public Transportation, Pedestrians and Bicycles, Air Transportation, Railroads, Water, Complete Streets, Major Trip Generators or Attractors

Key Issues

There is not a cohesive nonmotorized transportation system (trails or pathways) within the Township.

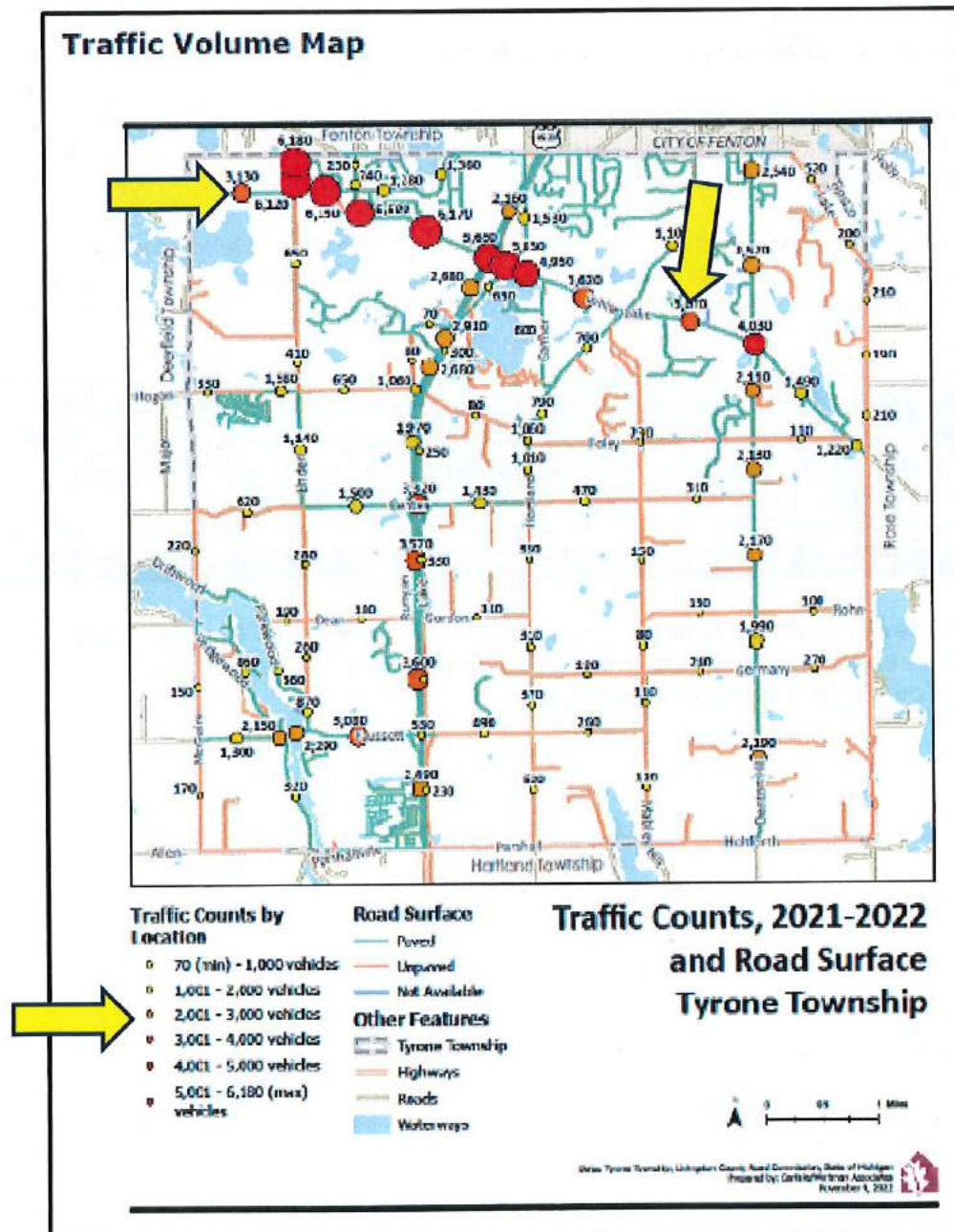
The Township adopted a Truck Route Ordinance (Ordinance 38) in 1999 that designated truck routes in the Township. This Ordinance has been amended several times since adoption, to add penalties for violations as well as additional routes. (See Proposed Truck Route Map below)

In order to enforce this ordinance, truck routes/non-truck route signage needs to be posted along the identified routes.



STAFF COMMENT: The Traffic Volume map on page 7-14 (as shown below) indicates traffic count data from 2021-2022. The map indicates traffic volumes by color designation and a graduated size of circle, the heavier the volume of traffic at that location the darker shade of red and size of circle is presented. However, in the legend, this categorical convention is not carried through and is somewhat difficult to understand. For example, the circles to indicate "Traffic Counts by Location" in the legend are so small that the colors are indistinguishable, and the size of circles are all the same size. Staff would recommend that this map be revised so that the categorical convention being utilized in the map is correctly carried over into the legend. The traffic count ranges are provided next to each traffic range, however, the map would be more visually accurate if the circle-sizes are indicated in the legend the same way they are in the map.

Traffic Volume Map





COMMUNITY FACILITIES AND PUBLIC SERVICES ANALYSIS

Chapter topics: Overview, Township Hall, Fire, Police, Emergency Medical Services, Code Enforcement, Waste management, Schools, Libraries, Senior Centers, Cemeteries, Parks and Recreation, Post Office, Utilities, Internet

Key Issues

Fire and police services are provided through other agencies and paid for through a special assessment;

Enrollment in the school districts serving the Township has decreased over the past decade;

There are limited recreational opportunities in the Township, but there are additional opportunities in surrounding communities;

Utilities are available in the Township, but certain locations may have greater challenges accessing them; and Sanitary sewer service is available in limited areas of the Township.

All of the school districts serving the Township have experienced a trend of declining student enrollment, which is typical for most school districts in the State. Since the 2012-2013 school year, student enrollment declined by 5.1 percent at Fenton Area Public Schools, 9.0 percent at Hartland Consolidated Schools, and 17.4 percent at Linden Community Schools.

Staff Comments: The Township should add language in the Plan referencing the recent trend of solar and wind development with regards to future electrical transmission. Staff would recommend that the Plan describe how the Township plans to address any near future development of large-scale solar, wind and energy storage development.

EXISTING LAND USE ANALYSIS

Chapter topics: Overview, Land Use Categories, Land Use Survey, Land Use Analysis, Adjacent Communities Land Use Analysis (Fenton Township, City of Fenton, Rose Township, Hartland Township, Deerfield Township)

Key Issues

The vast majority of the land area is undeveloped. 75.7% of the total land area in Tyrone Township is either agricultural or vacant (17,260 acres). According to SEMCOG, 89% of land in Tyrone Township is either woodlands or open space.

When combined with single-family residential homes, 88.1% of land is used for low intensity purposes (20,080 acres).

Commercial and industrial establishments make up only 0.1% of land in the Township (228 acres).

Eleven land use categories were established to describe and map existing land use throughout Tyrone Township. These categories are based on data extrapolated from SEMCOG and are as follows:

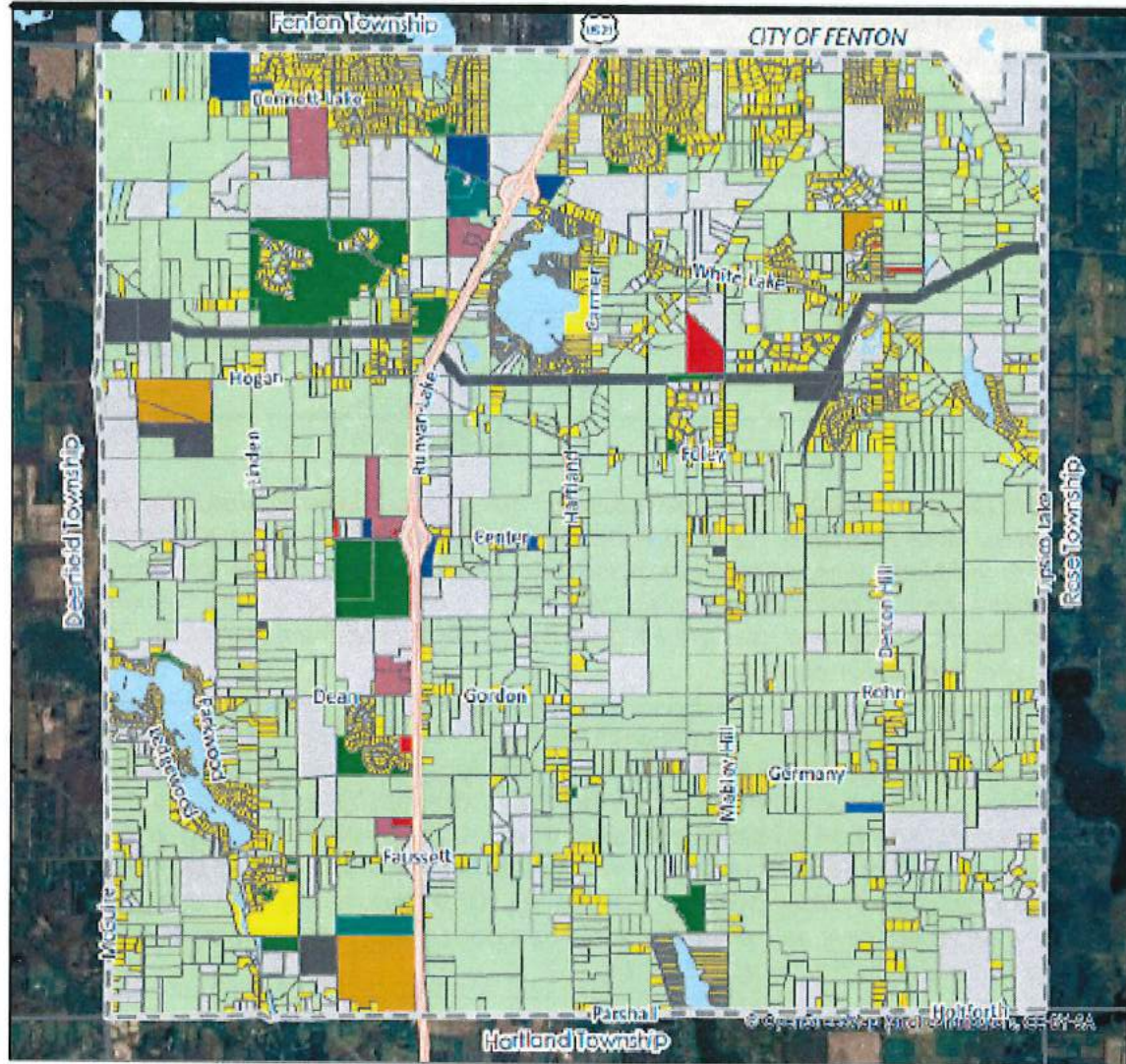


Land Use Category	Acres in Category	Overall percent of Township Land Area Within Land Use Category
Agricultural/Rural Residential	12,892.9 acres	56.5%
Single-family Residential	2,820 acres	12.4%
Multiple-family Residential	20.3 acres	0.1%
Commercial	24.0 acres	0.1%
Industrial	204.6 acres	0.9%
Institutional	76.4 acres	0.3%
Recreation/Open Space	395.4 acres	1.7%
Transportation, Communications, and Utilities	414.7 acres	1.8%
Vacant	4,367.2 acres	19.2%
Mixed Use	107.4 acres	0.5%
Water	789.2 acres	3.5%
Not Parceled	692.3 acres	3.0%
Total	22,804.4 acres	100%

Land uses in the communities that share a border with Tyrone Township, including Fenton Township, City of Fenton, Rose Township, Hartland Township, and Deerfield Township, are examined in the Plan. Land uses found along these shared borders appear to be generally compatible. The communities that the Township shares a limited boundary (corner) with are not included in this examination because of the limited impacts those land uses are likely to create (Argentine Township, Holly Township, Highland Township, and Oceola Township).

STAFF COMMENT: Staff appreciates that the Township took the extra steps in its existing land use analysis to examine land uses at its borders that it shares with adjacent neighboring communities. It is important for any community to have a solid understanding of what existing land use patterns and activities are currently occurring at its borders. This examination provides the community with valuable insight regarding land use activities along their borders which allows the community the opportunity to prepare and plan for minimizing or alleviating any potential land use conflicts at these locations through its individual planning and zoning activities.

Existing Land Use Map



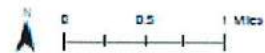
Existing Land Use Categories

- Agricultural/Rural Residential
- Recreation/Open Space
- Commercial
- Industrial
- Institutional
- Mixed Use
- Multi-Family Housing
- Single-Family Housing
- Transportation/Communication/Utilities
- Vacant

Tyrone Twp Boundary

- Tyrone Township
- Highways
- Roads

**Existing Land Use
Tyrone Township**





GOALS AND OBJECTIVES ANALYSIS

As stated in the Plan, the goals and objectives identified in the Plan are based on careful study of existing conditions in the Township and surrounding communities and collecting information and guidance from community members, including a community survey and community visioning sessions.

The goals and objectives identified in the Plan address many land-use related issues in the Township under the following topics:

- *Community Character*
- *Residential Development and Housing*
- *Nonresidential and Economic Development*
- *Natural Environment and Features*
- *Transportation*
- *Community Facilities and Public Services*

Community Character Goal

Development, redevelopment, and other activities will contribute to the preservation and enhancement of the Township's rural and natural character.

- **Objective 1:** Preserve and enhance the Township's scenic, rural character.
- **Objective 2:** Preserve and enhance the traditional residential character in the lakes areas.
- **Objective 3:** Ensure that the US-23 Corridor provides an attractive appearance that promotes the Township's desired rural and natural character.
- **Objective 4:** Establish service boundaries for future sewer and road improvements to encourage improvements in the desired areas and discourage development in other areas.

Residential Development and Housing Goal

Promote well-planned residential opportunities that offer a balanced variety of options and prices.

- **Objective 1:** Ensure an appropriate variety of housing options and opportunities.
- **Objective 2:** Ensure the character and design of housing is appropriate for the surrounding area and promotes the Township's desired natural and rural character.
- **Objective 3:** Discourage development of additional mobile home communities at this time.

Nonresidential and Economic Development Goal

Allow nonresidential development that is consistent with the Township's character, is appropriate for the available infrastructure, and does not create a negative impact on the community.

- **Objective 1:** Limit commercial development to areas capable of supporting the more intense land use.
- **Objective 2:** Encourage commercial uses that are consistent with the Township's natural and rural character and desired by residents.
- **Objective 3:** Ensure the character and nature of nonresidential development is appropriate for the area and promotes the Township's desired natural and rural character.



Natural Environment and Features Goal

Protect, preserve, and enhance the natural features and resources that contribute to the Township's desired natural and rural character and provide economic and health benefits.

- **Objective 1:** Protect and preserve the Township's unique natural features.
- **Objective 2:** Prevent pollution and hazardous materials from impacting the Township's natural features and resources.
- **Objective 3:** Ensure new developments preserve and enhance natural features.

Transportation Goal

Ensure an adequate and appropriate transportation system for the Township's needs in an economical manner.

- **Objective 1:** Work with Livingston County Road Commission to maintain and improve the current public road system.
- **Objective 2:** Ensure private roads provide adequate access and are maintained in a safe condition.
- **Objective 3:** Promote the development of appropriate non-motorized transportation options.

Community Facilities and Public Services Goal

Provide appropriate, efficient public services and amenities to enhance the quality of life in the Township.

- **Objective 1:** Monitor emergency services to ensure that fire, police, and emergency medical services are available and appropriate throughout the Township.
- **Objective 2:** Ensure adequate and appropriate recreational opportunities for Township residents.
- **Objective 3:** Encourage high-quality and efficient infrastructure and public services.

STAFF COMMENT: *Beneath each objective for each individual goal are presented a number of measurable items identifying ways that the township anticipates meeting their goals and objectives. This is a good way to organize a community's Master Plan Goals and Objectives.*

It's important to have measurable goals, so that progress can be tracked, and motivation stays at a high level. Assessing progress helps to stay focused, meet deadlines, and enjoy the anticipation of getting closer to achieving a set of goals.

To ensure goals and objectives are measurable, one strategy that can be used is to consider using a time as a metric. This is done by establishing a timeline, which can help determine how many tasks to complete, how much time to spend on each task and how much time it might take to achieve the overall goal.

FUTURE LAND USE

Chapter topics: Overview, Future Land Use Categories (Agricultural/Natural, Low Density Residential, High Density Residential, Lake Residential, Mobile Home Residential, Planned Commercial, Planned Industrial, Public/Quasi-Public, Commercial Recreational) Zoning Plan, Area of Future Land Use Assignments



Key Issues

The Future Land Use plan identifies 10 different land use categories. The descriptions of these land use categories include general site conditions, design characteristics, and site amenities that are anticipated or are desirable. These descriptions are intended to provide guidance for future decisions and to guide adoption of Zoning Ordinance standards to support this Master Plan.

Land Use Category	Lot Size/ Characteristics
Agricultural / Natural Preservation	Lots should be at least 4 acres in size.
Low-Density Residential	Lots should be between 1.5 acres to 3 acres in size.
Medium-Density Residential	Lots should be between 0.5 acres to 1.5 acres in size. Lots with on-site sanitary septic systems should be at least 1 acre in size.
High-Density Residential	Lots should have between 4 dwelling units per acre to 8 dwelling units per acre.
Lake Residential	Newly-created lot areas should be at least 0.5 acres in size where public sanitary sewer systems are available and at least 1 acre in size where public sanitary sewer systems are not available. Many existing lots in Lake Residential areas are smaller than these desired sizes. Most of these areas are connected to public sanitary sewer systems. Because of the environmentally-sensitive nature of these areas, it is preferred that public sanitary sewer would be extended throughout these areas. It is anticipated that these areas will remain dependent on individual on-site wells.
Mobile Home Residential	Lots should have between 4 dwelling units and 10 dwelling units per acre. There are two existing mobile home communities located on Hogan Road and Old US-23. Additional Mobile Home Residential areas are not proposed at this time, as concerns exist about road capacity, public sanitary sewer capacity, and school financing. The Township believes it provides its fair share of mobile home residential opportunities and does not anticipate planning for additional areas in the near future without a demonstrated need, proof that suitable sites are not available in adjacent communities, and confirmation that adequate infrastructure exists.
Planned Commercial	Lots should be at least 1.5 acres in size. Specific uses may require larger lot sizes. Improvements necessary for commercial uses, such as parking, landscaping, and stormwater management are also likely to require larger lot sizes for these uses. Existing lots in these areas may be smaller than these desired sizes.
Planned Industrial	Any new development is proposed for areas with larger lots, primarily along Old US-23, with access to appropriate infrastructure, including public sanitary sewer. These uses should have adequate buffering and landscaping to mitigate any impacts on surrounding uses and to support the Township's desired character along US-23.
Public/Quasi-public	Any new development is proposed for areas with existing or anticipated public, quasi-public, and institutional uses. There are no minimum lot dimensions, as needs may vary greatly depending on the type of public, quasi-public, and institutional use. Specific uses may have minimum lot sizes.
Commercial Recreational	Any new development is proposed for areas with existing private recreational uses and existing or potential public recreational uses. There are no minimum lot dimensions, as needs may vary greatly depending on the type of recreational use. Specific uses may have minimum lot dimensions. Commercial indoor recreational uses should be at least 1 acre in size. Outdoor recreational uses should have larger lots to accommodate and manage any impacts of outdoor uses.

Table 11.12 on the following page describes the future land use areas and the corresponding current zoning districts and anticipated future zoning districts. It also shows the future land use designation from the Township's previous master plan.



Table 11.12: Zoning Plan

Master Plan Future Land Use Designation	Previous Master Plan Future Land Use Designation	Current Zoning District
Agricultural/Natural	Agricultural/Residential	FR Farming Residential
Agricultural/Natural	Residential/Natural Resource Preservation	RE Rural Estate Residential
Low-Density Residential	Low Density Single Family Detached Residential	R-1 Single-family Residential
Medium-Density Residential	Medium Density Single Family Detached Residential	R-2 Single-family Residential
High-Density Residential	High Density Single Family Attached Residential	RM-1 Multiple-family Residential
Lake Residential	Medium Density Single Family Detached Residential-Lakeside	LK-1 Lake Front Residential
Mobile Home Residential	Manufactured Single Family Detached Residential	MHP Mobile Home Park
Planned Commercial	Planned Commercial Services	PCS Planned Commercial Services
Planned Industrial	Planned Office Planned Industrial Research Office Planned Commercial Industrial	OS Office Service PIRO Planned Industrial Research Office
Public/Quasi-public	Public/ Quasi Public	All, except EI Extractive Industrial
Commercial Recreation	Commercial Recreation	---

Table 11.13 below describes the total acreage and percent of the Township designated for each of the future land use areas. Area within rights-of-way and water is also included.

Table 11.13: Area of Future Land Use Assignments

Master Plan Future Land Use Designation	Acreage	Percent of Township Designated
Agricultural / Natural	12,194	53%
Low-Density Residential	4,565	19%
Medium-Density Residential	4,262	18%
High-Density Residential	63	1%
Lake Residential	535	2%
Mobile Home Residential	298	1%
Planned Commercial	189	1%
Planned Industrial	165	1%
Public/Quasi-public	466	2%
Commercial Recreational	383	2%
Total	23,120	100%

STAFF COMMENT: When comparing the acreages shown in “Table 9.3: Land Use in Tyrone Township 2023” (replicated below – taken from page 9-3 of the Plan), with that of “Table 11.13 Area of Future Land Use Assignments” above there is a 315.6 acre difference between the two acreage totals. Staff would recommend that the township review and make the necessary revisions so that the acreage totals in the two tables correlate.

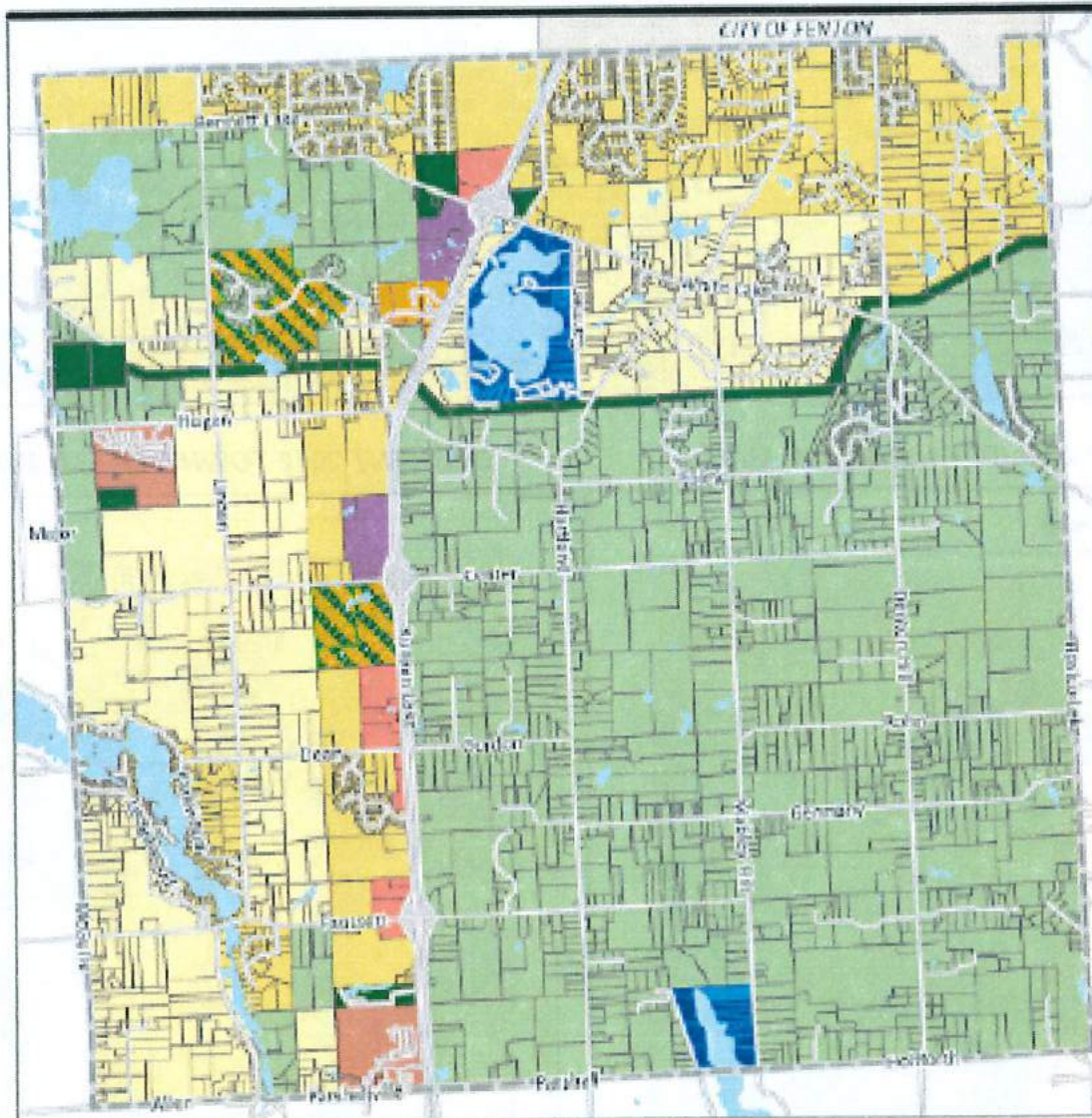
Existing Land Use Categories and Acreage

Land Use Category	Acres in Category	Overall percent of Township Land Area Within Land Use Category
Agricultural/Rural Residential	12,892.9	56.5%
Single-family Residential	2,820	12.4%
Multiple-family Residential	20.3	0.1%
Commercial	24.0	0.1%
Industrial	204.6	0.9%
Institutional	76.4	0.3%
Recreation/Open Space	395.4	1.7%
Transportation, Communications, and Utilities	414.7	1.8%
Vacant	4,367.2	19.2%
Mixed Use	107.4	0.5%
Water	789.2	3.5%
Not Parceled	692.3	3.0%
Total	22,804.4	100%



The proposed Tyrone Township Future Land Use map is shown below.

Future Land Use Map



- | | |
|----------------------------|-----------------------|
| Agriculture/Natural | Planned Industrial |
| Low-density Residential | Public/Quasi-Public |
| Medium-density Residential | Planned Commercial |
| Lake Residential | Commercial Recreation |
| High-density Residential | Waterways |
| Mobile Home Residential | Cities |
| Tyrone Township | Roads |

Future Land Use Tyrone Township



This map is for reference only. Data items that appear on this map may not be accurate. The information is provided with the understanding that the user assumes all responsibility for the use, interpretation and legal status of the data it hereby receives.





STAFF COMMENTS: Below are presented the current and proposed Future Land Use (FLU) maps for the township. With the proposed 2024 FLU map, the township has decided to revise the designation titles for following FLU categories, although the particulars for each appears to not have changed:

New Designation

- Agricultural/Natural
- Agricultural/Natural
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Lake Residential
- Mobile Home Residential
- Planned Commercial

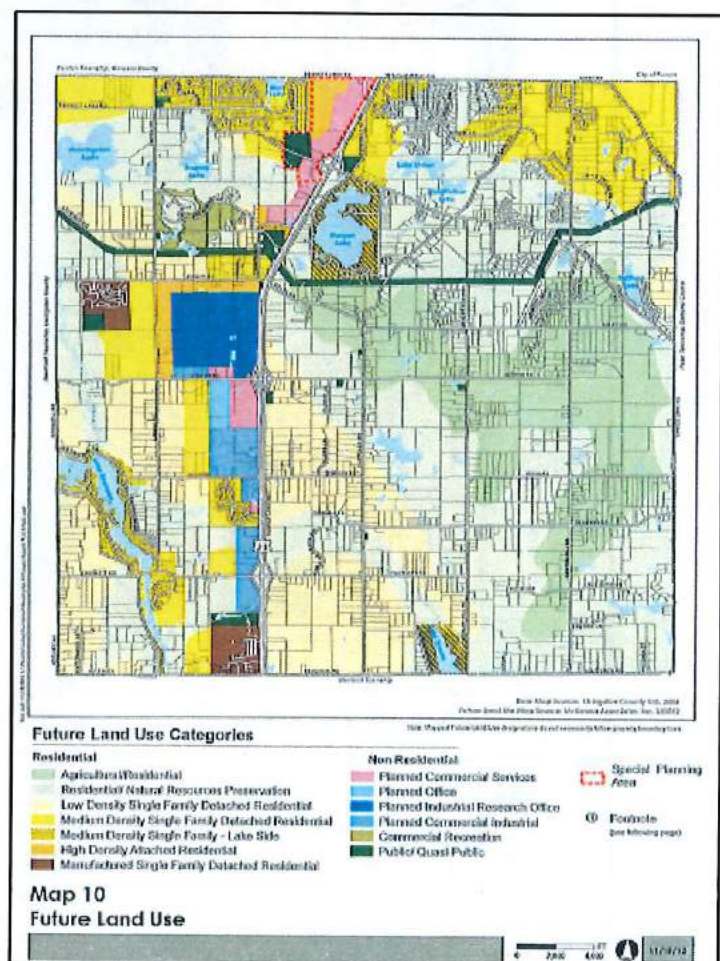
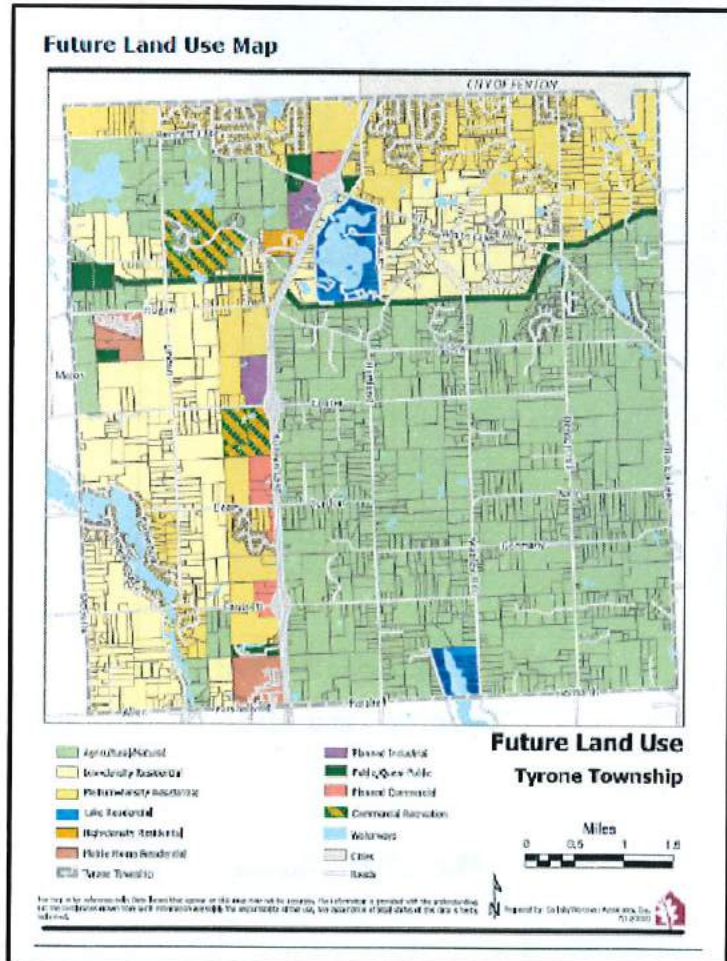
Planned Industrial

Old Designation

- Residential/Natural Resource Preservation
- Agricultural/Residential
- Low Density Single Family Detached Residential
- Medium Density Single Family Detached Residential
- High Density Single Family Attached Residential
- Medium Density Single Family Detached Residential-Lakeside
- Manufactured Single Family Detached Residential
- Planned Commercial Services
- Planned Office
- Planned Industrial
- Research Office
- Planned Commercial Industrial

PROPOSED 2024 TOWNSHIP FLU MAP

CURRENT 2012 TOWNSHIP FLU MAP





ADDITIONAL STAFF COMMENT: *From scanning many of the Planning Commission minutes available publicly on the Township's website, it appears that at least during the past six months or so while the planning commission has been working on the Master Plan, they've received a lot of public comments about the lack of recreational opportunities in the township. In addition, it has been discussed in public meetings that Tyrone Township is the only township in the county without a township park. The residents have expressed a great deal of interest in past meetings that more public recreation is needed in the township. However, it appears that no new proposed recreational areas are planned for the future.*

The 2012 Master Plan (current) devotes an entire section of the Plan to Parks and Recreation (pages 75-82) and includes an in-depth discussion of the township's intent of support of the County's Greenways Plan. None of this has been replicated in to the proposed 2024 Township Master Plan. An excerpt from the Plan the following with regards to supporting future recreational opportunities in the township:

PARKS AND RECREATION PLAN

The Township does not plan to acquire new land for parks or create a Parks and Recreation Commission but will collaborate and cooperate with neighboring communities and Livingston County to provide recreational amenities and programs for its residents. Tyrone will also work to assist residents and businesses to preserve the community's natural beauty on both public and private property. This includes the protection and preservation of the Township's lakes and streams.

The Township will support the County in completing the planned greenways.

It has a sufficient Township Hall, and while it lacks a library, post office, and adequate recreational opportunities those services are available close by, consistent with a rural community environment. The Township is well served by quality school systems from neighboring communities.

As for the proposed 2024 Master Plan, staff did not find the same references. Nor does it include any new proposed recreational opportunities in the future. The township states in the Existing Land Use chapter of the Plan that:

Demand for various types of parks and recreation varies based on characteristics of the population. The Township, for example, has an older population than many communities, which is likely to create interest in more passive parks and recreational options. The Township's younger population will tend to have an interest in organized sports and active recreation.

*The Township lists the following item as an objective under **Nonresidential and Economic Development Goal***

Encourage recreational uses and facilities.

However, there are no specific measurables mentioned to go along in support of it.

*The **Future Land Use** chapter states the following regarding **Commercial Recreational** planning:*

Commercial Recreational

Commercial Recreational areas are intended for public and private recreational uses, such as golf courses, preserved open space, conservation easements, and parks. These uses may be limited to residents of a single development, such as a neighborhood park, or may be open to the general public, such as a golf course or public park. They are proposed for areas with existing private recreational uses and existing or potential public recreational uses.

This Master Plan recognizes that private recreation uses may be sold or closed due to economic conditions and may not be maintained or used as private recreational land in perpetuity. Therefore, alternate Future Land Uses are also provided for these areas, based on the surrounding area and compatibility of uses, in the event that land is sold or the use is ended.



Under the Future Land Use chapter's section entitled: **Area of Future Land Use Assignments**, below are the proposed planned acreage totals for commercial and public/quasi-public areas for comparison purposes:

2012 Plan – Total Acres planned for, that would support current or possible “new” commercial or public recreational areas:

- Commercial Recreation 165 acres, or 1% of Total Twp Area
- Public/Quasi-Public 476 acres, or 2% of Total Twp Area

2024 Plan – Total Acres planned for, that would support current or possible “new” commercial or public recreational areas:

- Commercial Recreational 383 acres, or 2% of Total Twp Area
- Public/Quasi-public 466 acres, or 2% of Total Twp Area

Lastly, the 2012 Plan devotes a significant portion of the opening section of the Future Land Use chapter discussing the importance of Open Space Preservation within the township, and its established policy of open space preservation. It states that open space regulations were initially encouraged in the adopted 1994 Comprehensive Plan and enacted in the Zoning Ordinance adopted in 1997. **This entire section has been omitted in the proposed Plan.**

IMPLEMENTATION STRATEGIES

Chapter topics: Overview, Master Plan Education, Guide for Zoning Decisions (Special Land Uses, Zoning Map Amendments, Planned Unit Development), Special Purpose Ordinances, Partnerships and Coordination (Potential Housing Partners, Potential Economic Partners, Potential Natural Resources Partners, Potential Transportation Partners, Potential Community Facility Facilities Partners), Capital Improvement Plan, Master Plan Updates

The Plan identifies the following key issues with regards to means and manners the Township will utilize implementing the proposed Township Master Plan.

Key Issues

The text states that in order to ensure its full effectiveness, adequate implementation programs must be established. This section will identify such programs and policies for implementing the Plan.

Master Plan Education

- *Posting this Master Plan in an easy to find location on the Township's website.*
- *Providing hard copies of this Master Plan for public libraries and public purchase.*
- *Ensuring all elected and appointed officials have a copy of this Master Plan.*
- *Preparing press releases or educational pieces on details of this Master Plan for distribution to local media, community organizations, and residents.*
- *Preparing brochures or flyers highlighting specific elements of this Master Plan.*
- *Conducting an annual open house for Township residents to meet with the Planning Commission to learn about this Master Plan, ask questions, and make suggestions.*
- *Including references to the Master Plan in regular planning and zoning reports.*



Guide for Zoning Decisions

- *Certain zoning decisions, such as special land uses, zoning map amendments, and planned unit developments should consider the land use plan and goals, objectives, and policies of this Master Plan.*

Special Purpose Ordinances

- *Management of certain land use activities may also be addressed in a special purpose, general-law ordinance. These general-law ordinances can sometimes be more effective than a zoning ordinance in advancing the vision of this Master Plan.*
- *Following adoption of this Master Plan, the Township should review its existing general law ordinances related to land use and make any changes necessary to ensure consistency with and promote the vision of this Master Plan. Review should Implementation Strategies Article also focus on ensuring consistency with changes to state acts, recent case law, and other Township ordinances.*
- *The Township should also consider development of other general law ordinances related to land use, including removing certain parts from its Zoning Ordinance, that may help the Township better achieve the vision of this Master Plan.*

Partnerships and Coordination

- *Partnering and coordinating with other agencies and entities ensures efficient use of resources and maximum benefit for Tyrone Township. The Township should continue to work closely with neighboring communities to understand regional demands and needs.*
- *The Township has established a record of working with other agencies, including federal, state, county, and local, to promote the orderly development and redevelopment of the community. That cooperation should continue into the future in order to implement and sustain the goals in this plan.*

Capital Improvement Plan

- *Capital improvement plans are a planning and fiscal tool that helps to coordinate the location, timing, and funding of major, non-recurring expenditures over a period of 6 years. It helps facilitate the orderly planning of and investment in infrastructure and other significant improvements.*
- *The Goals, Objectives, and Policies of this Master Plan should be reflected in any capital improvement plan adopted by the Township.*

Master Plan Updates

- *This Master Plan should not become a static document. As referenced in the Overview, The Planning Commission should review it on an annual basis and identify portions that may need updating.*

Summary

- *Population. This Master Plan is based on population trends and characteristics that are documented in the Social Analysis Article. Changes in population trends or characteristics can impact the need and demand for different types of development and services.*



- *Development Pressures. This Master Plan assumes moderate development pressures for certain areas in the Township, primarily for residential and for certain types of commercial along the western side of US-23.*
- *Residential Development. This Master Plan assumes relatively stable growth in the number of dwelling units, primarily with single-family dwellings, as documented in the Housing Analysis Article.*
- *Commercial Development. This Master Plan assumes the need for most commercial development, including industrial development, is likely to be satisfied in surrounding communities.*
- *Agricultural Uses. This Master Plan assumes challenges for continuation of large-scale commercial agricultural operations, due to the limited number of large tracts of land and other development pressures.*
- *Adjacent Communities. This Master Plan assumes that adjacent communities will continue with the general vision outlined in their Future Land Use Maps. Significant deviations from these visions may create unanticipated impacts on and opportunities for the Township.*
- *Transportation. This Master Plan does not anticipate significant improvements to the road system or paving of unpaved roads. Road system improvements could impact the ability of an area to support development.*
- *Utilities. This Master Plan does not anticipate expansion of sanitary sewer systems beyond what has previously been identified by the Township. Sanitary sewer system expansion could have a significant impact on the ability of an area to support development.*
- *Community Facilities. This Master Plan anticipates moderate expansion of community facilities and services as needs adjust. The expansion or increased facilitation of public service could have a significant impact on development interest in the community.*

PLAN COMPATIBILITY WITH THE 2018 LIVINGSTON COUNTY COMPREHENSIVE PLAN:

County Planning Staff in general sees no conflicts between this proposed Master Plan and the current *Livingston County Comprehensive Plan*.

FINAL STAFF COMMENTS: County Planning Staff found the proposed Plan to be well-written, fairly comprehensive, and up-to-date (with regards to data sources utilized throughout, i.e., Census, Economic Census, Ag Census, etc.). Staff would encourage the township to review and make the highlighted revisions recommended throughout this review. In addition, Staff would encourage the township to reconsider adding back in the text from the 2012 Master Plan associated with open space preservation, as this continues to be an important topic of concern throughout the county. In addition, Staff would encourage the township to consider planning some form of public recreational activity or land use area dedicated for such purposes in the future and identified in the Plan as well, as it appears this is an important public priority for township residents.

STAFF RECOMMENDATION: That the Livingston County Planning Commission concurs with staff's comments on the *Tyrone Township 2024 Master Plan* and submit the foregoing comments to the Tyrone Township Planning Commission and Township Board.

Karie Carter

From: Bob Cairnduff <bcairnduff@cityoffentonfire.org>
Sent: Monday, March 18, 2024 12:16 PM
To: Karie Carter; mail@hartlandareafire.com; Rvolz@fentontownship.org
Cc: Zoning
Subject: RE: Battery Storage Fire Capability

RECEIVED

MAR 18 2024

TYRONE TOWNSHIP
PLANNING & ZONING

Katie,
There really isn't a good answer to this question.

Our biggest capability to handle fires in these situations is to ensure they are constructed and installed based on current and future safety standards. The MI building code, IFC, and NFPA 855 would all be used in the review process and should be used with construction and inspections. I would recommend that your ordinance require involvement by the building department and the fire department with jurisdiction (or designated agency). They must be included in the entire process from site plan approval to construction and inspections, not a simple "sign off" at the end of the project.

These systems are extremely dangerous, and most fire departments are not prepared to handle as a "typical" fire. We would rely on the safety systems of the unit and protect from further advancement. We are still in the infancy of all these new battery systems, and we are still learning how we would deal with them. There has been a lot of education on this topic in the fire service over the last few years.

I would also ask that the three chiefs be given the opportunity to comment on the draft ordinance.

Robert C. Cairnduff
Fire Chief
City of Fenton
810-629-8595
bcairnduff@cityoffentonfire.org



From: Karie Carter <KCarter@tyronetownship.us>
Sent: Monday, March 18, 2024 10:41 AM
To: mail@hartlandareafire.com; Bob Cairnduff <bcairnduff@cityoffentonfire.org>; Rvolz@fentontownship.org
Cc: Zoning <Zoning@tyronetownship.us>
Subject: Battery Storage Fire Capability

You don't often get email from kcarter@tyronetownship.us. [Learn why this is important](#)

[EXTERNAL SENDER] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

I am reaching out on behalf of the Tyrone Township Planning Commission regarding a new ordinance being written to address the storage of utility-scale battery storage in the township.

One of the key concerns raised by the Planning Commission pertains to the capability of the local fire departments to extinguish battery fires.

Could you please kindly provide insights into your organization's capabilities and procedures regarding the extinguishing of battery fires? Any information regarding specialized equipment, training programs, or past experiences in handling similar incidents would be greatly appreciated.

Thank you for your time.

Best regards,

Karie Carter

Planning & Zoning Administrator



Tyrone Township
8420 Runyan Lake Rd.
Fenton, MI 48430
(810) 629-8631

www.tyronetownship.us

Office hours: M-Th 9-4

(Closed Friday)

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Karie Carter

From: Ryan Volz <rvolz@fentontownship.org>
Sent: Tuesday, March 19, 2024 11:33 AM
To: Bob Cairnduff; Karie Carter; mail@hartlandareafire.com
Cc: Zoning
Subject: RE: Battery Storage Fire Capability

RECEIVED
MAR 19 2024
TYRONE TOWNSHIP
PLANNING & ZONING

Good morning Katie,

I'm in agreement with Chief Cairnduff on how to proceed and stay in front of this issue. Danger, is just the beginning of these types of systems, and "we" as a group need to be very active in writing this ordinance.

In safety,

Ryan L. Volz

Fire Chief
Fenton Township Fire Department
rvolz@fentontownship.org
<http://www.fentontownship.org/fire>
Office: (810) 629-1911
Cell: (248) 467-7834



From: Bob Cairnduff <bcairnduff@cityoffentonfire.org>
Sent: Monday, March 18, 2024 12:16 PM
To: Karie Carter <KCarter@tyronetownship.us>; mail@hartlandareafire.com; Ryan Volz <Rvolz@fentontownship.org>
Cc: Zoning <Zoning@tyronetownship.us>
Subject: RE: Battery Storage Fire Capability

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Thank you for your time.

Best regards,