

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING AND PUBLIC HEARING MINUTES**
3 **May 14, 2024 7:00 p.m.**

4
5 **This meeting was held at the Tyrone Township Hall**
6 **The meeting was temporarily closed to hold a Public Hearing**
7

8 **PRESENT:** Steve Krause, Kurt Schulze, Jon Ward, Rich Erickson
9

10 **ABSENT:** Kevin Ross, Garrett Ladd, and Bill Wood
11

12 **OTHERS PRESENT:** Karie Carter (electronically), Attorney Laura Genovich, and John Enos
13 (CWA)
14

15 **CALL TO ORDER:** The meeting was called to order at 7:00 by Chairman Steve Krause.
16

17 **PLEDGE OF ALLEGIANCE:**
18

19 **APPROVAL OF THE AGENDA:**

20 The agenda was approved as presented.

21 **APPROVAL OF THE MINUTES:**
22

- 23 • 04/09/2024 Regular Meeting & Public Hearing Minutes: The minutes were
24 approved with one minor change.
25

26 **CALL TO THE PUBLIC:** Several public comments were heard.
27

28 **NEW BUSINESS:**
29

30 **1) Liberty House Adult Foster Care Special Land Use**
31

32 Chairman Steve Krause moved to open the Public Hearing; Vice-Chairman Kurt Schulze
33 seconded. Chairman Krause read aloud the public notice:
34

35 *A request by Dr. Susan Abed for a Special Land Use Permit to operate a State-Licensed*
36 *Residential and Adult Care Facility allowing for a maximum of 12 beds at her property located*
37 *at 13520 White Lake Road, Fenton, MI. Parcel ID 4704-13-200-004. The property is zoned RE*
38 *– Rural Estates. Reference Tyrone Township’s Zoning Ordinance No. 36, Section 21.42, State*
39 *Licensed Child and Adult Care Facilities, and Articles 22 and 23.*
40

41
42 Mr. John Enos, Vice-President of Carlisle Wortman, summarized their review of the Special
43 Land Use.

44
45 The applicant, Dr. Susan Abed, spoke next to explain her request. Brent LaVanway of Boss
46 Engineering also spoke regarding the parcel split that had been recently approved and
47 about the Special Land Use request.

48
49 **CALL TO THE PUBLIC:**

50
51 Dave Beaty, a case manager for a Native American tribe in Michigan spoke in favor of the
52 Liberty House Special Land Use and said it was a high-quality treatment center.

53
54 The next comment came from a woman who identified herself only as Jannette. She was
55 opposed to the Special Land Use due to increase of traffic concerns and she felt it didn't
56 belong in a residential area.

57
58 Next, a woman who did not identify herself, spoke in opposition to the Special Land Use,
59 citing it should be in a commercial district and there was no clarification regarding the
60 cottage on the parcel.

61
62 The next speaker, a man who did not introduce himself, spoke in opposition to the
63 application because of concerns over traffic and the number of clients and the septic
64 system.

65
66 Chester Schultz from Hogan Rd spoke in opposition because of traffic concerns, sewage,
67 and safety for children in the community.

68
69 Art Autio of Lakebrook Drive spoke next in opposition. He was concerned about security,
70 the number of people in the facility, and the safety of residents and children in the
71 community.

72
73 Tom Combs of White Lake Road also spoke in opposition. He felt they shouldn't be granted
74 the Special Land Use because they have already been operating for a couple of years. He
75 felt it should be in a commercial district.

76
77 Steve Bissel from Indian View Trail spoke next. He was opposed to the Special Land Use.
78 His concern was that the applicant was using Boss Engineering, and the Township had
79 already had issues with them.

80

81 Next, Ed Murray of Germany Road spoke in opposition; he felt it did not belong in a
82 residential district.

83

84 A man who identified himself only as Chris spoke in opposition, as well. He felt they should
85 be in a commercial district. He was also concerned about traffic issues and the number of
86 people in and out of the facility.

87

88 A man who identified himself only as Austin spoke next. He voiced his concerns over the
89 number of people coming in and out of the facility, the liability & insurance the Liberty
90 House has, how the community will be protected, and enforcement.

91

92 Deborah McPhail who lives on Lakebrook Drive spoke next. She wanted clarification on
93 whether it was adult care or a rehab center. She was concerned about the land split and
94 felt the facility should be fenced in. She was also concerned about traffic issues.

95

96 The next speaker was Jim Combs from Linden Road. He was opposed to the Special Land
97 Use being in a residential district. He questioned why they split the property.

98

99 Chairman Krause closed the public comment portion of the meeting. He then asked Dr.
100 Abed to address any questions and comments heard from the public. She explained her
101 reason for dividing her property was for tax purposes.

102

103 The Planning Commissioners asked Dr. Abed questions about her application. She
104 provided answers about staff-to-patient ratio and traffic.

105

106 Planner John Enos explained that Public Act 218 requires an alcohol or substance abuse
107 rehab to be licensed as both a substance use disorder and an adult foster care; they need
108 both licenses.

109

110 The Planning Commission discussed with Attorney Genovich the Michigan Zoning Enabling
111 Act as it pertains to rehab centers. They discussed the licenses required to operate the
112 facility. They discussed getting Livingston County Health Department approval for their
113 septic system. They discussed a security plan and designating someone as a security
114 officer. They discussed the fact that there will be no outpatient therapy at the facility.

115

116 Chairman Krause moved to close the public hearing and move back into the regular
117 meeting. Commissioner Jon Ward supported the motion. It carried by unanimous voice
118 vote.

119

120 Commissioner Ward made a motion to table the application to provide the applicant
121 further direction to update the application and the site plan per the Planner's comments

122 and the comments discussed at the meeting. Commissioner Rich Erickson supported the
123 motion. It carried by unanimous voice vote.

124
125 Vice-Chairman Schulze motioned to move Old Business numbers 2 and 3 ahead of Old
126 Business number 1; Chairman Krause supported the motion. It carried by unanimous voice
127 vote.

128
129 **OLD BUSINESS:**

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131 **2) Utility-Scale Solar and 3) Utility-Scale Wind and Battery Storage**

132
133 Attorney Laura Genovich summarized her review with the Planning Commission. They
134 talked about the newly added section addressing fire protection. Hartland Fire Department
135 Fire Inspector John Danke spoke about their ability to control these types of fires. He said
136 that, to his knowledge, they don't have the equipment necessary for these types of fires at
137 this time. There is nothing that exists that's known that would extinguish a lithium-ion fire.
138 Ms. Genovich offered some options that included having a renewable overlay district for all
139 three of the land uses (solar, wind & battery). Mr. Enos spoke about revising the language
140 to create a renewable energy overlay area with the caveat that all three of the separate
141 ordinances would fall under those. The Planning Commission agreed with that idea.

142
143 Chairman Krause asked Mr. Enos to revise the overlay map to make a renewable energy
144 overlay district. It was discussed that a final, clean version of these ordinances would be
145 ready for the June meeting and then a public hearing can be set for July. It would then go to
146 Livingston County and back to the Township Board.

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148
149 **NEW BUSINESS:**

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151 **2) EI – Extractive Industrial Amendment**

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153 Mr. Enos summarized the memo they sent to the Planning Commission. It was discussed
154 that there needs to be a two-part check when someone wants to operate a gravel pit. They
155 would need to prove there is a demonstrated need. This would be done by showing there
156 are no current pits operating within a certain radius to be able to provide enough materials
157 for roads, etc. It's a detailed analysis by them. The second part that needs to be
158 incorporated into our ordinance is proving there's a very serious consequence as far as
159 road traffic, nearby residents, water tables, etc. It was recommended a committee of a
160 Township Engineer, Planners, Attorneys, etc., be put together to ensure everything is put
161 together correctly. A team of Planners should review the final application process; those
162 who are experts in these fields such as groundwater Engineers and other Structural

163 Engineers. It was also suggested that part of the team be made up of real estate
164 professionals to determine the effect on property values. This team would be selected by
165 the Township. This would be permitted in the industrial districts only; part of the Master
166 Plan amendment would include language indicating that extraction would only be
167 permitted in industrial districts. There is currently a six-month moratorium on Extractive
168 Industrial. Reclamation of these pits was also discussed.

169
170 Mr. Enos stated that they would get started on the amendment process and get a draft to
171 the Planning Commission.

172

173 **1) Master Plan:**

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175 Mr. Enos explained that they incorporated all the comments that Livingston County had
176 suggested. He summarized where they are in the process of the amended Master Plan and
177 the changes and updates that were made. He recommended the Planning Commission
178 move it up to the Township Board for final approval.

179

180 Chairman Krause motioned to recommend they move the Master Plan to the Township
181 Board for their consideration. Commissioner Erickson supported the motion. The motion
182 carried by unanimous voice vote.

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184 **CALL TO THE PUBLIC:** Several public comments were heard.

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186 **MISCELLANEOUS BUSINESS:**

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188 The Planning Commission canceled the May 22, 2024, Workshop meeting as there won't
189 be any material for discussion by that time.

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191 **ADJOURNMENT:** The meeting was adjourned at 9:44 p.m.

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