

1 TYRONE TOWNSHIP PLANNING COMMISSION  
2 REGULAR MEETING AND PUBLIC HEARING MINUTES  
3 June 11, 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, and Bill Wood  
9

10 **ABSENT:** Kevin Ross, Garrett Ladd, and Rich Erickson  
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12 **OTHERS PRESENT:** Matteo Passalacqua (CWA), Attorney Laura Genovich (via Zoom), and  
13 Ross Nicholson.  
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15 **CALL TO ORDER:** The meeting was called to order at 7:00 by Chairman Steve Krause.  
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17 **PLEDGE OF ALLEGIANCE:**  
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19 **APPROVAL OF THE AGENDA:**

20 The agenda was approved as presented.

21 **APPROVAL OF THE MINUTES:**  
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- 23 • 05/14/2024 Regular Meeting & Public Hearing Minutes: The minutes were  
24 approved as presented.  
25

26 **CALL TO THE PUBLIC:** Public comments were heard.  
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28 **NEW BUSINESS:**  
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30 **1) De Fina Increase in Accessory Structure Size**  
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32 Chairman Steve Krause moved to suspend the regular meeting to hold the public hearing  
33 for the De Fina increase in accessory structure size application. Vice-Chairman Kurt  
34 Schulze supported the motion. The motion carried by unanimous voice vote. Chairman  
35 Krause read aloud the public notice:  
36

37 *A request by Stephen & Heidi De Fina for an increase in the permitted accessory building*  
38 *floor area up to a maximum of 1,200 square feet (1200 sq. ft. requested), and an increase in*  
39 *height (22 ft. requested), subject to compliance with the percent lot coverage, placement,*  
40 *and height standards and in Article 20, Schedule of Regulations and Section 21.02.G.1.a-b*

41 *of the Zoning Ordinance. The property is located at 12184 White Lake Road, Fenton, MI*  
42 *48430, Parcel ID: 4704-11-101-004, zoned R-1 Single Family Residential.*

43  
44 Mr. De Fina explained his request for an increase in the size of an accessory structure up to  
45 1,200 square feet. Ross Nicholson explained the ordinance that permits this increase.

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47 **CALL TO PUBLIC:**

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49 David Chambers, who lives at 12166 White Lake Road (immediately next door to the  
50 applicant) spoke in support of Mr. De Fina’s request.

51  
52 Jannette Ropeta spoke next, asking if the Planning Commission had any concerns with the  
53 request. She expressed some concerns about it setting a precedent. Ross Nicholson  
54 explained that this was something that has been done well past ten years and that there is  
55 no precedent set. It is only allowed in specific zoning districts that have restrictions on  
56 size. Ms. Ropeta felt that the Planning Commission should go beyond what they are legally  
57 required to do and announce public hearings far ahead of time.

58  
59 **PLANNING COMMISSION COMMENTS:**

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61 Chairman Krause explained that the requirements were met by mailing the notices to  
62 everyone within 300’ of the property in question. One neighbor spoke in favor. They  
63 discussed the fact that the number one complaint they hear is people leaving things  
64 outside (outdoor storage). The proposed structure is on the back of the lot. No review was  
65 needed by the Planner.

66  
67 Commissioner Jon Ward moved to close the public hearing. Chairman Krause seconded  
68 the motion. The motion carried by unanimous voice vote.

69  
70 Commissioner Ward moved to approve the request to increase the accessory structure to  
71 1,200 square feet. Vice-Chairman Kurt Schulze supported the motion. The motion carried  
72 by unanimous voice vote.

73  
74 **2) Consumers Energy Site Plan Review**

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76 The Planning Commission briefly discussed the application and made note of the State  
77 requirement that the requested natural gas infrastructure improvements be made within a  
78 specified timeframe. Ross Nicholson explained that this was an essential service use and,  
79 as a formality, it had to have a site plan review by the Planning Commission. Mr. Kent  
80 Edwards described the request. The Planning Commission asked a few questions about  
81 the gas valve.

82

83 Chairman Krause moved to approve Consumers Energy’s request to put this safety feature  
84 on the gas line on Faussett Road. Vice-Chairman supported the motion. The motion  
85 carried by unanimous voice vote.  
86

87 **OLD BUSINESS:**

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89 **1) Solar (Utility-Scale)**

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91 The Planning Commission reviewed the latest proposed overlay district map which was  
92 received the day of the meeting. It consisted of the same boundaries as the latest  
93 proposed solar overlay district map but would apply to all three uses (wind, solar, and  
94 battery storage). The Planner and Attorney reviewed and discussed the latest changes to  
95 the draft ordinance text for all three uses. The Planning Commission moved to schedule  
96 the public hearing for the proposed Utility Scale Zoning Ordinance amendment.  
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97

98 **2) Wind & Battery Storage (Utility-Scale)**

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100 The Planning Commission moved to schedule the public hearing for the proposed Utility  
101 Scale Wind Zoning Ordinance amendment and the proposed Utility Scale Battery Storage  
102 Zoning Ordinance amendment.  
103

103

104 **3) Overlay District for Solar, Wind & Battery**

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106 This item was addressed during Old Business Item #1.  
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108 **CALL TO THE PUBLIC:** Public comments were heard.  
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110 **MISCELLANEOUS BUSINESS:** The June 19, 2024, Planning Commission Workshop was  
111 canceled.  
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113 **ADJOURNMENT:** The meeting was adjourned at 7:56 p.m.  
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