

1                                   **TYRONE TOWNSHIP PLANNING COMMISSION**  
2                                   **REGULAR MEETING AND PUBLIC HEARING MINUTES**  
3                                   **July 9, 2024 7:00 p.m.**

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5                                   **This meeting was held at the Tyrone Township Hall**  
6                                   **The meeting was temporarily closed to hold a Public Hearing**  
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8   **PRESENT:** Steve Krause, Kurt Schulze, Garrett Ladd, and Bill Wood

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10 **ABSENT:** Kevin Ross, Jon Ward, and Rich Erickson

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12 **OTHERS PRESENT:** Ross Nicholson

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14 **CALL TO ORDER:** Chairman Steve Krause called the meeting to order at 7:00.

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16 **PLEDGE OF ALLEGIANCE:**

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18 **APPROVAL OF THE AGENDA:**

19 The agenda was approved as presented.

20 **APPROVAL OF THE MINUTES:**

- 21  
22                                   • 06/11/2024 Regular Meeting & Public Hearing Minutes: The minutes were  
23                                   approved as presented.

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25 **CALL TO THE PUBLIC:** A public comment was received.

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27 **NEW BUSINESS:**

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29                                   **1) Costigan Increase in Accessory Structure Size**

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31 Chairman Steve Krause moved to suspend the regular meeting to hold the public hearing  
32 for the Costigan increase in accessory structure size application. Vice-Chairman Kurt  
33 Schulze supported the motion. The motion carried by unanimous voice vote. Chairman  
34 Krause read aloud the public notice:

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36 A request by Terry & Brenda Costigan for an increase in the permitted detached accessory  
37 building floor area up to a maximum of 1,200 square feet (1,200 sq. ft. requested), subject  
38 to compliance with the percent lot coverage, placement, and height standards and in  
39 Article 20, Schedule of Regulations and Section 21.02.G.1.a-b of the Zoning Ordinance.

40 The property is located at 10519 Runyan Lake Pt, Fenton, MI 48430, Parcel ID: 4704-09-  
41 204-010, zoned LK-1, Lake-Front Residential.

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43 Ross Nicholson explained the ordinance that permits this increase.

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45 Mr. Costigan explained his request for an increase in the size of an accessory structure up  
46 to 1,200 square feet. He said that none of his neighbors had an issue with his request.

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48 **CALL TO PUBLIC:** No public comments were received about the application.

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50 Chairman Steve Krause moved to suspend the public hearing and move back into the  
51 regular meeting. Vice-Chairman Kurt Schulze supported the motion. The motion carried by  
52 unanimous voice vote.

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54 **PLANNING COMMISSION COMMENTS:**

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56 Chairman Krause said he felt this would make the property nicer. He said it could use a  
57 little TLC. Commissioner Garrett Ladd asked the applicant how close he was going to be to  
58 the power line; Mr. Costigan said they'd be about a foot away. He said he'd spoken to the  
59 county about their requirements. They require at least a foot clearance for power lines. He  
60 said this is not a power line, it's a phone line and there are no requirements, but there will  
61 still be at least a foot.

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63 Chairman Steve Krause moved to approve the request for an increase in size. Vice-  
64 Chairman Kurt Schulze supported the motion. The motion carried by unanimous voice  
65 vote.

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68 **2) Carley Temporary Dwelling During Construction**

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70 Ross Nicholson explained the request since the applicant was not present. The Planning  
71 Commissioner discussed the request. It was discussed that the house they will be living in  
72 will be demolished once their new home is done.

73

74 Chairman Steve Krause moved to recommend approval of the temporary dwelling to the  
75 Township Board subject to the written agreement and the financial agreement. Vice-  
76 Chairman Kurt Schulze supported the motion. The motion carried by unanimous voice  
77 vote.

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79 **OLD BUSINESS:** None

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

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**MISCELLANEOUS BUSINESS:** The July 17, 2024, Planning Commission Workshop was scheduled to discuss the final steps for the proposed Solar, Wind, and Battery Storage Zoning Ordinance Amendments.

**ADJOURNMENT:** The meeting was adjourned at 7:28 p.m.

APPROVED