

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING AND PUBLIC HEARING MINUTES**
3 **August 13, 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, Garrett Ladd, Jon Ward and Rich Erickson
9

10 **ABSENT:** Kevin Ross and Bill Wood
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12 **OTHERS PRESENT:** Ross Nicholson, Matteo Passalacqua (Zoom) and Laura Genovich
13 (Zoom)
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15 **CALL TO ORDER:** Chairman Steve Krause called the meeting to order at 7:00.
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17 **PLEDGE OF ALLEGIANCE:**
18

19 **APPROVAL OF THE AGENDA:**

20 The agenda was approved as presented.

21 **APPROVAL OF THE MINUTES:**
22

- 23 • 07/09/2024 Regular Meeting & Public Hearing Minutes: The minutes were
24 approved as presented.
25

26 **CALL TO THE PUBLIC:** Several public comments were received.
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28 **NEW BUSINESS:** None
29

30 **OLD BUSINESS:**
31

32 **1) Utility-Scale Solar, Wind, and Battery Storage Zoning Ordinance Amendments:**
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34 The proposed amendments and additions to Zoning Ordinance #36 include:

35 Amending relevant portions of Section 2.01, Section 2.02, Section 2.03, and Section 2.04 of
36 the Tyrone Township Zoning Ordinance to include updated renewable energy definitions and
37 Section 16.A.02.E, 13A.03.S, 12A.03.U, and 4.03.S to remove renewable energy facilities as
38 special land uses from PCS, PIRO-A, PIRO-B, PIRO-C, and FR zoning districts. In addition, to
39 delete Section 22.05.T and replace with new utility-scale solar energy facilities as a sub-

40 section and modify Section 22.05 to include utility-scale wind and battery energy storage
41 systems.

42 Matteo Passalacqua and Laura Genovich summarized the proposed amendments and
43 additions. The Planning Commission had a conversation about the amendments and
44 additions.

45 **CALL TO PUBLIC:**

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47 Chairman Steve Krause opened the public comment portion of the meeting. He explained
48 to the public that they need to state their names for the record since this is a legal public
49 hearing.

50
51 The first person to speak did not give his name. He discussed the state laws and the
52 township's ordinances for solar, wind, and battery. He wants something in the ordinance
53 to say that anything under 50 megawatts for solar is not allowed. He expressed concerns
54 over the utility services and addressed some issues with the way the ordinance was written
55 and suggested some changes.

56
57 Scott Dietrich of White Lake Road spoke next. He discussed the ordinances and expressed
58 concerns over the water and the sites being cleaned up. He talked about bonds being
59 required. He talked about what he'd like to see from the potential new Planner in the
60 future.

61
62 Sara Dollman-Jersey spoke next. She expressed her concerns over how these ordinances
63 could impact the community. She asked them to consider holding a Town Hall to help
64 residents better understand how the Planning Commission has made their decisions.

65
66 Dean Haase spoke next. He thanked the Commission for answering questions. He said
67 they've done a lot of great things to make sure the community is protected but felt they
68 need to do more. He felt they should allow the public to speak for longer than three
69 minutes.

70
71 Next, a resident who identified herself as Jannette spoke. She talked about how there were
72 incorrect parcel numbers in a public hearing. She didn't like that the final edits they're
73 seeing at tonight's meeting were never discussed at a meeting. She expressed concerns
74 over the residents living near or on the designated parcels and the effect it may have on
75 their property values. She wanted them to postpone a recommendation and schedule a
76 public hearing and hold a Town Hall meeting with the planner and attorney present to
77 answer questions.

78
79 Kathleen Anderson spoke next. She said she is an environmental professional. She talked
80 about how the township needs to require applicants to submit building, lighting,

81 demolition, soil erosion, and decommissioning plans. She wants to see our resources
82 protected.

83
84 Valerie Johnson spoke about wanting to preserve the beautiful property she owns with a
85 wedding barn. She wants the Planning Commission to delay voting on these ordinances so
86 she can get more information and protect her property.

87
88 Deanna Cypher of Walnut Shores spoke next. She discussed things like noise, cost
89 recovery, and battery fires. She wants to see very restrictive ordinances to protect the
90 community.

91
92 **PLANNING COMMISSION COMMENTS:**

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94 Chairman Steve Krause closed the public hearing, and the regular meeting resumed.

95
96 The Planning Commission discussed the proposed amendments with Matteo, Laura, and
97 members of the public in attendance. The Planning Commission moved to recommend
98 township Board approval of the proposed amendments and additions.

99
100 **2) Master Plan**

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102 The Planning Commission reviewed the suggested revisions and corrections provided by
103 the Township Board. They discussed each item with Matteo and directed him to make
104 changes. The Planning Commission moved to recommend approval of the Master Plan
105 following verification that the requested changes have been made to the satisfaction of the
106 Planning Commission Subcommittee.

107
108 **CALL TO THE PUBLIC:** Several public comments were received.

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110 **MISCELLANEOUS BUSINESS:** The August 21, 2024, Planning Commission Workshop was
111 tentatively scheduled.

112
113 **ADJOURNMENT:** The meeting was adjourned at 8:59 p.m.