

**The following explains the review process for rezoning and special land use applications:**

The Township has received applications to rezone Parcel # 4704-17-400-007 and Parcel # 4704-17-200-001. There has also been an application for an asphalt mixing plant special land use, which consideration for approval would be contingent on final approval of the rezoning application for Parcel # 4704-17-400-007. The special land use application was submitted concurrently with the rezoning application because the proposed use would be directly associated with the proposed rezoning of Parcel # 4704-17-400-007. No official action can be taken on the proposed special land use application unless the rezoning application for Parcel # 4704-17-400-007 receives final approval.

The process for rezoning properties (Zoning Amendments) is described in Article 29 of the [Tyrone Township Zoning Ordinance](#).

The first step in the review process of the proposed rezoning applications is for the Planning Commission to thoroughly review the application materials. The requirements for the rezoning application can be found in Section 29.04.A of the [Tyrone Township Zoning Ordinance](#).

The Planning Commission would next provide direction to the applicants regarding the application materials and request additional information, as deemed appropriate, for the purpose of thoroughly considering all aspects of the request and all associated variables. The Planning Commission is currently in the process of reviewing the initial application materials.

During the initial review of the applications, the Planning Commission may also request that the Township consultants prepare review(s) on the proposed rezoning requests, if deemed necessary. Township consultants, in general, may include, but are not limited to; the Township's Planning Consultant, Engineering Consultant, and Legal Consultant. Concurrently with the potential Township Consultant review(s), the Planning Commission may also request review from outside agencies, if deemed necessary. It has not yet been determined which specific agencies may be involved in reviewing the applications. The outside agencies may include, but are not limited to; County, State, and Federal, departments/entities/agencies which have jurisdiction over the subject properties and/or have expertise in areas of concern.

The Planning Commission will be required to hold at least one public hearing for each rezoning application. At this time, it has not yet been determined whether additional information will be required prior to holding a public hearing, but is anticipated that Township Consultant and agency reviews may be necessary prior to holding the public hearings.

Following the required public hearings, the Planning Commission would prepare a report on the application and any additional reviews, which would include a recommendation to the Township Board and Livingston County Planning Commission. Following review of the report and a recommendation by the Livingston County Planning Commission, the information would be forwarded to the Township Board for final consideration. At that time, the Board may require additional public hearing(s) to be held prior to taking any action on the request. The Township Board could then take one of the following actions; approval, disapproval, or referral. If the Township Board moves to refer the application back to the Planning Commission for additional review, the Planning Commission would follow the procedure set forth in Section 29.02.E.3 of the Tyrone Township Zoning Ordinance.

Feel free to contact us if you have any additional questions in regarding the review procedure.

**An additional note to residents:**

If you wish to voice any comments or concerns to the Planning Commission prior to official public hearings, you may email them to the Planning & Zoning Department email: [zoning@tyronetownship.us](mailto:zoning@tyronetownship.us). We will continue to forward messages to the Planning Commission as they are received. At this time, we are attempting to respond to individual email inquiries as quickly as possible. If you would like to ask any questions over the phone, the Planning & Zoning Department may be reached at: (810) 629-8631.