

TYRONE TOWNSHIP PLANNING COMMISSION

Public Hearing - Section 22.05.D Epiphany Community Church, Unitarian Universalist

June 14, 2005

8:00 p. m.

PRESENT: Sally Eastman, Joe Fumich, Richard Hartigan, Dave Hanoute, S. Randy Laue, Laurie Radcliffe

ABSENT: Steven Hasbrouck

CALL TO ORDER: 8:00 p. m. by Vice-Chairman Hartigan

READING OF THE PUBLIC NOTICE: The notice was read aloud by Secretary Radcliffe

CORRESPONDENCE: June 14, 2005 - Memo from Darrell Fecho of McKenna Associates regarding Special Use procedures and site plan requirements, presented at the meeting.

PURPOSE OF THE HEARING:

The public hearing was called to receive comments regarding a Special Use Permit for Epiphany Community Church, Unitarian Universalist, to be located at 10062 Runyan Lake Road, Section 4, Tyrone Township.

Mr. Hartigan explained to the Township Residents in attendance that churches are permitted in residential zoning districts as a Special Use and the use is based on a specific site plan. The plan provided for review is not the final site plan, but the final plan will be determined as a result of the public hearing.

Stanley Brish of Brivar Construction represented Epiphany Church. He stated that the concept drawings had been revised to locate the church building at the north property line. The final drawing would show a side lot line setback of 27 feet and a 3 foot buffer area between the building and the parking lot rather than the 20 foot side lot setback initially requested by the Subcommittee.

COMMENTS FROM THE PLANNER:

Township Planner Darrell Fecho commented that the Special Land Use Permit process requires input from neighbors. The input may become part of the site plan or special use requirements. The permit approval depends on information received at the hearing and information included in the final site layout. Final Site Plans require extensive engineering and professional review costs and final approval will depend upon compliance with the Township's requirements for construction materials, parking, landscaping, site lighting, drainage and erosion control. Any conditions required as a result of the hearing must also be shown on the final site plans.

PLANNING COMMISSION DISCUSSION:

The Planning Commission members deferred to the Township residents in attendance.

PUBLIC COMMENTS:

Michael Verhelle, 11080 Runyan Lake Road, stated that he was concerned about the water that was draining onto his property and collecting there. He explained that flooding is caused by a culvert that was installed when Runyan Lake Road was paved. The water from the culvert runs through his yard onto the part of the church property where the church and parking lot will be built. He was worried that some sort of barrier would be constructed which would keep the water from leaving his property. In addition, curbs and gutters had been installed at the hill farther north on Runyan Lake Road which also drained into his property. Because the road was higher than his property the run-off from the hill formed a pond in his front yard. He had been promised a storm drain in the future, but right now his property floated some times.

Mr. Hartigan explained that drainage information would be included in the site plan and Mr. Fecho commented that the buffer between the church and Mr. Verhelle's property could be constructed so the water would pass through it.

Mr. Hanoute asked about the specific location of Mr. Verhelle's culvert and the location of the ditch line. Mr. Verhelle said the culvert was poorly located to accept or discharge runoff and there was no ditch line. Mr. Hanoute commented that the Livingston County Road Commission should be responsible for correcting it. During review of the site plans, the Township could ask the Engineer to take a look at it.

PLANNING COMMISSION COMMENTS:

Mr. Laue observed that the applicant has responded to all of the Planning Commission's requests so far. He hoped that the Road Commission and the Drain Commissioner would be willing to work together to correct the drainage situation. He felt the church was a good use for that site and the use of the house had been addressed.

Mr. Verhelle commented that he welcomed the church as a neighbor. His concerns were with the drainage.

Mr. Fumich wanted to know when the Planning Commission would get the final drawings. Mr. Brish said that as soon as he was fairly confident that the use would be approved, he would approach the church and ask for approval to go forward with the final drawings.

In response to questions from Ms. Radcliffe, Mr. Brish said the house will be used as a parsonage or an office and the barn will remain on the site for use as a garage and for storage. The smaller building will be removed to allow for single driveway access to the parking lot and the house.

Mr. Hartigan commented that he had a favorable impression of the project. The use was compatible with the existing churches at two of the other US-23 corners and it was more in line with the residences than other uses might be. He thought the site plan could be worked out to make it happen.

In response to comments from Mr. Hanoute, Greg Milliken of McKenna Associates, said that their letter of June 14, 2005 was basically for the applicant and dealt with site plan issues which should be addressed in the final site plan. Some of the items had already been mentioned by the Planning Commission.

Ms. Radcliffe asked about the existing driveway. She wondered if it could be closed off so it wouldn't become a turn around area. Mr. Brish said that the opening would be eliminated and replaced by the new shared driveway shown on the site plan.

CLOSURE:

There being no further comment, Vice-Chairman Hartigan closed the meeting at 8:25 p.m.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission