

TYRONE TOWNSHIP JOINT MEETING

Approved Planning Commission Minutes

June 28, 2005 7:30 p. m.

PRESENT: Barbara Burtch, Sally Eastman, Joseph Fumich, David Hanoute, Richard Hartigan, David Kurtz, David Kuzner, Mike Lewis, Mark Meisel, Steve Nagy, Laurie Radcliffe, Mildred Roe, Carroll Strange, Lynn Thompson, George Van Hecke

ALSO PRESENT: Greg Tatara of the Livingston County Drain Commissioner's Office

CALL TO ORDER: 7:30 p. m. by Richard Hartigan, Planning Commission Vice-Chairman

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No response

APPROVAL OF THE AGENDA: Approved as amended (*)

DISCUSSION TOPICS:

- 1) Maps to be included in the revised Master Plan (adopted 2002). Revisions will be made to the Urban Services District map and the Industrial Development map for Section 17. Additional text is being prepared to support the new maps.

During discussion of the Urban Services District, comments were made regarding:

- The ability of the proposed Urban Services District to generate enough revenue to support the sewer district costs;
- Allowing developers to request sewage system expansion outside of the Urban Services District;
- Active promotion of Township development and economic growth by Township Officials;
- Clerk David Kuzner's offer to work with Fred Dillingham, Livingston County Economic Development Director, to promote the development of the PIRO district;
- Expansion of the overall Urban Services District boundaries; and
- The relationship between the Urban Services District area and the total sewage capacity available to the Township.

- 2) Current Township land division requirements are not being met in terms of recording land divisions and public documents. The procedures may have to be revised through an amendment to the Zoning Ordinance, adoption of a Regulatory Ordinance, or by Board Resolution authorizing the Planning Commission to create a Land Division and Site Plan Review manual

Following discussion of the practical difficulties associated with land division and site plan reviews and approvals, the Township representatives agreed to *consider:*

- Planning Commission to approval of site plans, special use permits, and land divisions;
- Continued Township Board review and approval of any rezoning requests;
- Development of an outline or flow-chart listing the requirements applicants would have to meet before Township review and approval of their applications and prior to issuance of permits; and
- Revisions to the relevant sections of the Ordinance.

3) Information about the status of impact fees or any other fees which may be collected to repair road damage caused by developers.

State Senator Valde Garcia's office and Township Planner Darrell Fecho provided the following information:

- Assessments in the form of off-site impact fees or exaction fees are not allowed by the State of Michigan;
- Local units of government may not request improvements as a condition of development approval; and
- The State's new Contract Zoning legislation permits developers to make voluntary offers, but the Township may not request or suggest that off-site improvements be included in the contract.

4) Comments regarding the Regional Planning meeting

Ms. Radcliffe and Ms. Thompson reported on their attendance at the Southern Lakes Regional Planning Initiative meeting. They provided a map showing all of the units of government taking part in the project and the existing zoning districts within the planning region.

5)* Phase II Water Shed Initiative

Clerk David Kuzner informed the meeting that the Township was a mandatory participant in the Phase II Water Shed Initiative group and referenced a survey which they had asked all members to complete.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission


Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission

CORRECTIONS TO THE MINUTES:

Page 1, Line 37: **Active promotion of Township development and economic growth by Township Officials;**

Page 1, Line 39: **Clerk David Kuzner's offer to work with Fred Dilingham, Livingston County Economic Development Director, to promote the development of the PIRO district;**

Page 2, Line 1: (***Consider*** Planning Commission approval....) {*corrected by the Board}