

TYRONE TOWNSHIP PLANNING COMMISSION

Approved Regular Meeting Minutes

August 9, 2005 7:30 p. m.

PRESENT: Joe Fumich, Dave Hanoute, Steve Hasbrouck, S. Randy Laue, Laurie Radcliffe

ABSENT: Sally Eastman, Richard Hartigan

CALL TO ORDER: 7:30 p. m. by Chairman Hasbrouck

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No response

APPROVAL OF THE AGENDA: Moved by Hanoute, seconded by Fumich to approve the agenda as amended (*)

APPROVAL OF THE MINUTES: Moved by Laue, seconded by Fumich, to approve the July 26, Work Session Minutes as amended:

Page 2, Line 4: (The shared driveway ~~was~~ easement was...)

Page 3, Line 37: (...have the Board ~~give~~ **gives** final approval...)

Page 3, Lin3 43: (...it would probably deduct 90 **days** from...)

Page 3, Line 49: (...not taking final action until all of ordinance revisions...)

Page 4, Line 15: (...increasing the Planning Commission fees ~~for re~~ reviews to generate revenue **to cover costs**.)

Page 4, Line 21: (...a recommendation **supported** ~~provided~~ by the Township's Engineer.

Page 4, Line 22: (...the costs of professional reviews ~~are we~~ refundable, so the estimates do did not have to be...)

Page 5, Line 19: (...would fit into the PIRO ~~districts~~ **deconstructs**)

Page 5, Line 34: (...should districts associated with the PIRO map uses ~~should~~ be called)

Page 5, Line 49: (...the rezoning ~~rezoning~~ classifications for...)

Page 6, Line 7: (...be defined as parcels **and are** rezoned)

Page 6, Line 10: (...How do we categorizes the differences...)

Page 6, Line 27: (Should some **of** the special uses...)

Page 6, Line 34: (Can Special Uses Permits be used...)

Page 6, Line 35: (Why can't ~~the~~ **doesn't** the chart show...)

Page 6, Line 48: (...specific criteria for each of the **uses** development within...)

Page 7, Line 29: (...within the PIRO district, we should ~~we~~ **should** apply the same **concept** standards...)

Page 7, Line 36: (...representatives to **form** from...)

Page 7, Line 39: (...there were more members ~~were~~ in attendance...)

CORRESPONDENCE:

- 1) Southern Lakes Planning Initiative Surveys to be returned to Secretary Radcliffe

Planning Commission members who had completed the surveys returned them to Secretary Radcliffe.

- 2)* August 2, 2005 - Letter from McKenna Associates regarding updates to the Land Division and Subdivision Ordinances

Mr. Hasbrouck reminded the Planning Commission that he had requested an estimate of the costs to revise the land division ordinances. Mr. Laue commented that the revisions had to be done, and he recommended going forward so all of the proposed text changes could go to the board at the same time.

The Planning Commission discussed whether the Board would have to approve Planning Commission expenses because of budget considerations; why there seemed to be a change in the Board's support for the revisions between the Joint Meeting date and their regular meeting; if additional funds should be spent without an indication of support from the Board; the ability of the Planning Commission to authorize expenditure of its own funds, and the need to have material for the Board to discuss so they could evaluate the benefits of changes to the approval process.

MOTION: Moved by Laue, seconded by Fumich, to move forward with the Zoning Ordinance revisions and have the Planner finish the work at a cost of not more than \$650.00 so the Board will have all of the new language to review. Motion carried by unanimous voice vote.

SUBCOMMITTEE REPORT:

- 1) Request of **David** and **Deanna Cypher** for boundary realignment of property at 11578 Hartland Road, RE parcel 02-200-002, to increase the size of Parcels 2 and 3 by relocating open space from the Parent Parcel.

Mr. Hanoute explained that the Cyphers wanted to add the open space for Parcels 2 and 3 to the new lots and remove it from the Parent Parcel. The open space required for Parcel 1 would remain with the Parent parcel. As shown on the revised drawing, the open space totals meet the Township's requirements, but the chart is wrong. The calculations are not correct for the Open Space Required and the Open Space Provided.

MOTION: Moved by Hanoute, seconded by Laue, to recommend to the Township Board approval of the Cypher's request for boundary realignment with the open space redistributed in accordance with the drawing of August 1, 2005, with the requirement that the open space chart be revised to reflect the correct amount of open space required and open space provided for Parcels 2 and 3; with review of the parcel width (shown as 281.80') adjacent to Hartland Road; with review of the east-west line of Parcel 1, and that Mr. Van Hecke verify the corrections before the drawing is forwarded to the Board. Motion carried by unanimous voice vote.

OLD BUSINESS:

- 1) Copy of the June 28, 2005 Joint Meeting minutes as approved by the Township Board

The minutes were received and placed on file.

NEW BUSINESS:

- 1) Discussion of a change in the meetings when land divisions are reviewed from the 2nd Tuesday of the month to the 4th Tuesday of the month to shorten the approval process.

Mr. Hanoute commented that if the applicants could respond to the Subcommittee's request for corrected material soon enough, it would expedite the approval schedule. In effect, it would move the Work Sessions to second Tuesday of the month and land division and site plan reviews to the fourth Tuesday.

MOTION: Moved by Hanoute, seconded by Laue, to adopt the policy of changing the standard work session to the second Tuesday of the month and the review of site plans and land divisions to the fourth Tuesday of the month from this date forward. Motion carried by unanimous voice vote.

- 2) Consideration of the Planning Commission Land Division, Site Plan Review, Special Land Use and Home Occupation procedures in order to reduce the length of the review process. A list has been provided

Mr. Van Hecke commented that the list was an attempt to tell applicants at what point their information should be provided. He noted that Planning Commission correspondence (page 2) was another procedure which could be streamlined.

Mr. Hasbrouck recalled that the By-Laws authorized that all correspondence be directed to the Planning Commission Secretary and he thought the Secretary had the authority to authorize it to go to the Recording Secretary or any one else they wanted.

Mr. Laue commented that the Clerk streamlines the packets forwarded to the Board from the Planning Commission and not all the information in the file is included, so he doesn't always have complete information when he presents Planning Commission recommendations to the Board.

MOTION: Moved by Hasbrouck, seconded by Laue to table the discussion of the review procedures for a later date and better attendance. Motion carried by voice vote.

ZONING ADMINISTRATORS REPORT:

Mr. Van Hecke reported that he had recently been informed of some land-locked parcels in Tyrone Township. One is on Parkin Lane and the others are on Tipsico Lake Road. He wasn't sure when the land divisions were approved and was trying to get that information from the Assessor.

Mr. Laue asked Mr. Van Hecke if he had investigated the complaint about pigs being raised on Center Road. Mr. Van Hecke said the property owner had two pigs for his own use and

didn't have a pig farm. The Ordinance allows four pigs on 3 acres and he owns 2.86 acres. There is also a little work shop in the back where he repairs his own dune buggies.

Mr. Hanoute wondered if the Ordinances are currently being enforced. He is still having problems with unused vehicles being stock-piled parked outdoors and Ms. Radcliffe mentioned a different location with the same problem.

Mr. Van Hecke informed them that the enforcement officer was let go and he was doing enforcement in addition to other new duties he had been assigned. The Planning Commission wondered if they should spend the time developing ordinances and the Board should spend time approving them if the ordinances are never going to be enforced.

ZBA REPORT:

OTHER BUSINESS FROM MEMBERS:

NEXT MEETINGS:

August 16, 2005 - Subcommittee Meeting

August 23, 2005 - Regular Meeting and Public Hearing

September 6, 2005 - Work Session

ADJOURNMENT: 8:40 p. m.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission

CORRECTIONS TO THE MINUTES:

Page 4, Line 8: (... the enforcement officer was let **go**...)