

# TYRONE TOWNSHIP APPROVED PLANNING COMMISSION MINUTES

## VARCOE SHARED DRIVEWAY EASEMENT PUBLIC HEARING Zoning Ordinance Section 36C - Article 24.05.A.3

November 22, 2005

8:00 p. m.

**PRESENT:** Sally Eastman, Joe Fumich, David Hanoute, Richard Hartigan, Steve Hasbrouck, Randy Laue, Laurie Radcliffe,

**CALL TO ORDER:** 8:00 p. m. by Chairman Hasbrouck

**READING OF THE PUBLIC NOTICE:** The Public Notice was read aloud by Secretary Radcliffe

**CORRESPONDENCE:**

**PURPOSE OF THE HEARING:**

To hear comments regarding the request of Brian Varcoe for construction of a shared driveway at 13286 White Lake Road, Section 13, Tyrone Township.

**COMMENTS FROM THE PLANNER:**

Greg Milliken, Tyrone Township Planner, had no comments

**PLANNING COMMISSION DISCUSSION:**

Before discussion of the request, Chairman Hasbrouck asked Mr. Varcoe to describe the project.

**Mr. Varcoe** said that he planned to split off a couple of parcels behind his property and put a shared driveway in according to regulations.

Mr. Hanoute stated that one of the reasons for the Public Hearing was that the easement abuts the adjacent property and would create corner lots of the parcels with frontage on White Lake Road. In the case of corner lots, the Ordinance requires a 50 foot setback for any structures built next to the driveway not only on the applicant's property, but on the adjacent property.

The detail for the turn around area at the end of the shared driveway as shown in the site drawings does not comply with the Zoning Ordinance requirements. The turning radii have to be 50 feet and the design is too wide to fit into a 66 foot wide easement. To locate the driveway within the right of way would require a different configuration. Mr. Hanoute then held up a revised drawing as an example. Aside from the driveway issue, the land division complies with the Zoning Ordinance.

Referring to Section 5, Paragraph 2, of the Maintenance agreement, Mr. Fumich noted that the Township wouldn't be responsible for shared driveways. He asked to have that section deleted and questioned the references in Section 7 and 9. He reminded the Planning Commission that the new parcels should be included in the White Lake paving project assessment.

**PUBLIC COMMENTS:**

**James Watson**, 13102 Bilton Street, said he owns a lot north of this development and just built a new house there about three or four months ago. His house is toward the back of the lot and this would bring his house real close to the driveway. The road will be in his back yard and he doesn't really like that. It will decrease the value of his house and he would prefer that the request isn't approved.

Mr. Watson indicated where his house was located on the site drawing. It was on a new street recently opened and developed in Jayne Hill Farms on the west side of Mr. Varcoe's property. His parcel was mostly open and he put his house where he did so it would be private. He asked the Planning Commission to disapprove the request at this time.

Mr. Hasbrouck asked about the vegetation on his site and Mr. Watson said he had cleared a walking area around his house, but some trees are still there. Mr. Hasbrouck explained that the Planning Commission was here to make sure that the request complies with the Ordinance. The shared driveway probably wouldn't affect his property but the location of the new house might not be desirable for him.

**Jason Melocchi**, 13260 White Lake Road, wondered what impact the turning radius would have on the shared driveway. He wanted to know if the shared driveway would be centered in the easement or if it would run right against the property line. He has a farm fence on the property line and was concerned about where the driveway would be in relationship to the fence and wondered what the effect of snow removal would be if the driveway was right up against the fence.

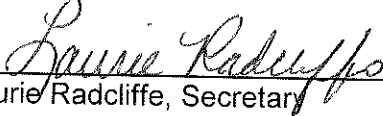
Mr. Varcoe said he planned to fit the driveway in wherever he didn't have to take down the most trees. There would be ditches on both sides because that's what the County calls for. He wanted to do as little tree removal as possible. Mr. Hasbrouck reminded Mr. Varcoe that he would have to show the profile of the driveway and the ditching on his site drawing.

Mr. Melocchi asked if the additional turning radius would affect the relationship of the where the driveway is relative to the property line. Mr. Hasbrouck commented that the design Mr. Hanoute has shown would keep it further from the property line than the one shown on the site drawing. Mr. Hanoute said the drive would have to come all the way over to the property line to keep the turn around within the easement. That could be an issue to discuss during site plan review.

Mr. Hasbrouck told Mr. Melocchi that the Planning Commission could consider his concerns during plan review and could ask Mr. Varcoe to try and avoid getting too close to the property line. He asked if he had any buildings close to the property line and Mr. Melocchi said the closest thing was his house. Mr. Hasbrouck commented that it appeared to be far away from the property line on the site map.

**PLANNING COMMISSION COMMENTS:**

**CLOSURE:** There being no further comments, the hearing was closed at 8:24 p. m.

  
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Laurie Radcliffe, Secretary  
Tyrone Township Planning Commission

  
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Barbara Burtch, Recording Secretary  
Tyrone Township Planning Commission

CORRECTIONS TO THE MINTUES:

Page 1, Line 34: (...in according to the regulations.)

**SHARED DRIVEWAY PUBLIC HEARING - 300 FEET**

**Varcoe Mailing List: November 22, 2005**

**Section 12:**

300-029  
300-030

**Section 13:**

100-010  
100-011  
100-023  
100-024  
100-026  
100-027  
100-037  
100-038