

# **TYRONE TOWNSHIP PLANNING COMMISSION APPROVED PUBLIC HEARING MINUTES**

## **HETT SHARED DRIVEWAY REQUEST Zoning Ordinance Article 24.05.A.3**

**May 23, 2006**

**8:06 p. m.**

**PRESENT:** Sally Eastman, Joseph Fumich, Steve Hasbrouck, Mark Meisel

**ABSENT:** Robert Byerly, Dave Hanoute, Laurie Radcliffe

**CALL TO ORDER:** 8:06 p.m. by Chairman Hasbrouck

**READING OF THE PUBLIC NOTICE:** The Public Notice was read aloud by Chairman Hasbrouck

**CORRESPONDENCE:**

**PURPOSE OF THE HEARING:**

The purpose of the Public Hearing is to receive comments regarding the request of Pamela and Stephen Hett for state statute shared driveway land division of property at 12643 Hotlforth Road, Section 35, Tyrone Township.

**COMMENTS FROM THE APPLICANT:**

Mr. Hett said that he was seeking approval based on the site drawing provided for the meeting (5/02/06).

**COMMENTS FROM THE PLANNER:**

**PLANNING COMMISSION COMMENTS:**

**PUBLIC COMMENTS:**

Jackie Lauinger, the neighbor on the west side of Mr. Hett's property, wanted to know where the driveway would be located on the site. Mr. Hett said it would be on the east side of his property.

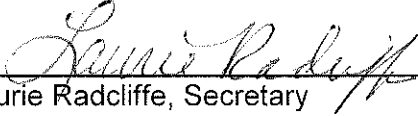
Mr. Lauinger asked if the drive could ever be changed from the east side to the west side of the property. Mr. Hasbrouck said that the owner would have to come back and go through the whole process again. Mr. Hett is submitting a drawing that shows the way the property will have to be developed if we give the approval. The Planning Commission makes a recommendation and then the Board gives the approval. There will be three parcels and they all meet the Zoning requirements.

The Township made an ordinance change for shared driveway public hearings last year so we could get input from those with a driveway close to their property line or adjacent property owners who might want to share the easement so the drive could be expanded to a private road in the future.

**CLOSING PLANNING COMMISSION REMARKS:**

Mr. Meisel commented that there was a non-conforming set back issue that needed to be referred to the ZBA. Mr. Hasbrouck said that would occur at the time a motion was made regarding the request. Approval would have to be conditional and Mr. Hett is aware of the issue. The setback from the house to the shared driveway is smaller than the Ordinance allows, but this is an historical building.

There were no further comments and Mr. Hasbrouck closed the Public Hearing at 8:15 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