

TYRONE TOWNSHIP PLANNING COMMISSION
Approved Regular Meeting Minutes

May 23, 2006 7:55 p. m.

PRESENT: Sally Eastman, Joe Fumich, Steve Hasbrouck, Mark Meisel

ABSENT: Robert Byerly, Dave Hanoute, Laurie Radcliffe

NEW BUSINESS:

While waiting for a quorum, the Planning Commission began review of the Zoning Enabling Act Memo (5/16/06) presented by Tyrone Township Planner Greg Milliken.

- 1) Recommendations regarding Zoning Ordinance revisions needed to bring Article 29 of Ordinance #36, The Zoning Ordinance, into compliance with the new state Zoning Enabling Act.

Mr. Milliken noted that most of the township's Zoning Ordinance changes dealt with references to the Michigan Zoning Enabling Act (Act 110 of the Public Acts of 2006) in place of the Township Rural Zoning Act (Act 184 of the Public Acts of 1943). In some cases he also revised language or added items to make the text clearer. The changes discussed were:

- Section 1.12, Transfer of Zoning Commission Powers, was included to reference the Zoning Commission language included in the new Public Act;
- Section 1.13, Zoning Ordinance Report, was included to reference new statute language. Mr. Hasbrouck thought it would be better to have the Zoning Ordinance report submitted to the Board prior to the joint meeting;
- Section 2, Definitions, was revised with new language for 'Adult Day Care' and 'Adult Foster Care' to insure that the Ordinance agrees with the new Act. Changes were made to Article 21.42, Table 21.1, to include the new terms as well as changes to the "Permitted" and "Special Use" requirements for some of the care facilities. Special Land Use Sections 22.03.A, J, and N were also revised to conform to the new definitions and the new public hearing requirements;
- Special Land Use public hearings need to be scheduled within a "reasonable time period." The reasonable time period language is taken from the state act in place of the 60 days required in the current ordinance (22.03). The same changes apply to all public notice requirements (Article 22.00, Article 24.00, and Article 29.00);
- In the case of Rezoning requests (Article 29), written notification is not required unless 10 or fewer parcels are being rezoned, but all divisions must be published in the paper no less than 15 days prior to the date of the meeting;
- Article 28, Zoning Board of Appeals, revisions involve noticing changes, clarification of the way alternates are appointed (28.A.3), and provision for appointment of a Board Member to the ZBA although the township zoning ordinance currently does not provide for a Board member; and
- Any references in the ordinance to the Board of Appeals has been changed to the Zoning Board of Appeals.

Mr. Milliken suggested that the rest of the changes be discussed at the next meeting when more members would be present. ZBA use variances would be one of the items for discussion and there were changes to be made in Article 29. He asked the Planning Commission members to review the papers and forward any questions to him by e-mail so future reviews would go faster. He provided additional copies of McKenna's model conditional zoning ordinance for consideration during of revisions to Zoning Ordinance Article 29 - Amendments.

CALL TO ORDER: *Ms. Eastman arrived at 7:55 p. m. and the Meeting was called to order by Chairman Hasbrouck*

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

- 1) Several residents of the Township asked to be allowed to address the Planning Commission during discussion of the Hicks site condominium concept plan review.
- 2) Township Clerk David Kuzner asked about a meeting he attended several weeks ago in regard to a Mobile Home Park Zoning application next to Tyrone Woods. He thought someone from the Planning Commission was supposed to contact the developer and arrange a discussion about transitional zoning. He wanted to know when the meeting would happen.

Mr. Hasbrouck said he understood that it was the applicant's intention to consider some other type of development, but their request for Mobile Home Park zoning is still on file. That is their choice. If they want to apply for a Mobile Home Park, they can do that. If they want to change their mind, they can do that. So far, nothing has changed.

Mr. Kuzner thought that representatives of the Planning Commission were supposed to reach out to the developer and have them come in to develop the type of site plan the Planning Commission is looking for. Mr. Hasbrouck explained that the Planning Commission can't approach developers. Mr. Kuzner asked what the Planning Commission meeting procedures were and if applicants could get an informal meeting to discuss what we are looking for.

Mr. Hasbrouck explained that was the purpose of the Planning Commission Subcommittee Meetings. If Mr. Kuzner or other Township Officials wanted to set up an informal meeting and invite Planning Members, they would be glad to attend or the applicant could ask for a concept discussion with the Subcommittee. A Future Land Use Map change for that area has already been discussed, but the Planning Commission hasn't been able to proceed with the change because of the amount of business before it.

Ms. Eastman said it was her understanding that the Planning Commission had to act on an applicant's request. Directions to do something different would have to come from the Board. Mr. Kuzner said he wasn't speaking for the Board, but was just trying to find out what had happened since the last meeting. Mr. Hasbrouck said there had been no action yet, but a letter had been received from the applicant.

APPROVAL OF THE AGENDA: Moved by Eastman, seconded by Fumich, to approve the Agenda as amended under New Business (*). Motion carried by unanimous voice vote.

RECESS: The meeting was recessed at 8:06 for a Public Hearing and reconvened at 8:15.

APPROVAL OF THE MINUTES: Moved by Eastman, seconded by Fumich to approve the May 9, 2006 Work Session Minutes as presented. Motion carried by unanimous voice vote.

CORRESPONDENCE:

SUBCOMMITTEE REPORT:

- 1) Request of **Brian Varcoe** for statutory land division of property at 13286 White Lake Road, RE parcel 03-200-023, to create 3 parcels accessed by a shared driveway. The open space configuration reviewed on 11/22/05 has been revised. The driveway was redesigned to reduce the amount of tree removal required and the T-turn around was replaced with a cul-de-sac. The open space maintenance agreement wasn't included in the legal descriptions and the two new additional parcels will be added to the White Lake Road paving assessment district.

During review, the Planning Commission observed that:

- An open space description had been added to the legal description;
- An open space maintenance agreement should be included as part of the open space legal description;
- The special assessment to cover the cost of paving White Lake Road is pro-rated as new parcels are created with White Lake Road access;
- The new sloped driveway design will minimize soil disturbance and tree removal;
- A single driveway ditch would be located on the east side of the easement;
- Mr. Varcoe had an option to use a T turnaround instead of a cul-de-sac at the end of the driveway; and
- The Township Engineer would have to review the shared driveway plans prior to construction.

MOTION: Moved by Eastman, seconded by Meisel, to recommend to the Township Board approval of Brian Varcoe's request for statutory shared driveway land division of property at 13286 White Lake Road, RE parcel 03-200-023, to create Parent Parcel A, Parcel B, and Parcel C as shown in the site drawing dated 3/18/06, with the option of a cul-de-sac or T turn around at the end of the shared driveway, receipt of revised legal descriptions containing open space maintenance language, and review and approval of the final site drawing by the staff. Motion carried by unanimous voice vote.

- 2) Request of **Ray Hicks**, represented by **Jim Sporer** of CHMP, for site condominium concept plan approval for development of property at 10287 Carmer Road, LK1 parcel 10-100-031, approximately 10 acres, to create 14 units. Six parcels will have access from Runyan Lake Point, a private road. The rest of the parcels will be accessed from Carmer Road by two shared driveways and a single use driveway. Four of the parcels have Runyan Lake frontage. Documentation regarding the Runyan Lake Point access easement and the existing wetlands has been provided. Runyan Lake Point currently exceeds the number of units allowed for private cul-de-sac access.

Mr. Sporer told the Planning Commission that:

- Sixteen sewer taps had been assigned to the site;
- Shared driveways would be used for access from Runyan Lake Point;
- All lots would exceed the LK-1 minimum parcel area requirements;

- The LK-1 zoning district allows a minimum parcel width of 60 feet;
- On-site wetlands have been flagged;
- The Parcel 9 length was extended to provide a building site behind the wetlands and will exceed the Zoning Ordinance length to width ratio;
- Lake front building lines have been set back to correspond to adjacent setbacks on the south side of the parcel;
- Storm water filtration and sedimentation structures will be located at the ends of the shared drives;
- Natural vegetation buffers will be established at the lake shore;
- There is no road maintenance agreement available for Runyan Lake Point (Point Avenue);
- The applicant is willing to work with the Runyan Lake Point (Point Avenue) residents association to develop and participate in a private road maintenance agreement; and
- The Runyan Lake Point Bylaws may have to be revised because lots without lake frontage have been proposed.

Mr. Hicks said that the MDEQ violations have been corrected, the drainage lines under the wetlands have been removed, the lake side discharge pipes will be cut off and covered with washed gravel and stones to filter the output, he had only replaced some of the drainage pipes that had been in the ground for years, and the outlet pipes haven't been capped off yet because the weather has been too wet.

Mr. Milliken explained to the residents in attendance that Mr. Hicks's request was part of a two step site condominium review process. The concept plan phase shows the general zoning standards, lot arrangement, lot widths and roads. If the plan meets the ordinance requirements, the Planning Commission will recommend concept plan approval to the Board. Once that is approved, the applicant is asked to provide a final site plan with all information regarding topography, drainage, grading, utilities, road construction, all of the required engineering drawings, and the final condominium documents. All of that will be returned to the Planning Commission for another review before final approval is recommended to the Board. Mr. Hasbrouck noted that the Subcommittee had reviewed the concept plan twice and access had been discussed. The applicant feels this is the most viable plan for the site.

Ken Burke, 10438 Runyan Lake Road, said he had heard that there would be language that would not allow the back lots to use the lake. It was his understanding that you needed 75 feet of water frontage for a lake front lot (21.52.D.4). That is 75 feet of water frontage, not setback frontage, for one lot. Their lake shore doesn't have 300 feet of frontage.

Mr. Sporer explained that the 75 feet of frontage referred to common use lots. The four proposed lots meet the minimum LK-1 sixty foot lot width measured at the setback line (20.02.A). The back lots will have no lake privileges and that will be stated in the condominium documents. Mr. Hasbrouck observed that the lake front lots weren't keyhole lots, so they didn't need 75 feet of frontage for a boat dock. They would have the same rights to use their lake frontage as every other property owner with frontage on the lake.

Mr. Meisel thought the keyhole ordinance should come into play because Mr. Hicks was increasing the number of parcels with access to the lake from one to four. The Lake Association feels comfortable with 4 lots, but the challenge is to make that work with the

ordinance language. Mr. Milliken reviewed the definition of common use lots in Section 2, which referred to lots created with the intent to allow the common use by non-owners or multiple owners of the common use lot.

Mr. Hasbrouck commented that the supplemental shoreland regulations covered all the water frontage in the Township. Section D (21.52.D) specifically refers to common use lots. Mr. Meisel said a lot of folks felt that the keyhole ordinance did apply to Mr. Hicks's project and we would need to comply with the ordinance or get the right variance. Mr. Hasbrouck thought Mr. Meisel was attempting to make the Ordinance more restrictive than it is. Lake front owners can use their frontage like everyone else. Mr. Meisel's understanding was that when you increased the intensity of lake front use, the use was subject to the terms of the ordinance regarding common use lots.

John Norris, 11066 White Lake Road, thought the LK-1 zoning is another aspect where there could be a variance situation and he asked the Planning Commission to be careful about setting a precedent. The entire area is designated as LK-1, but the opening paragraph of the ordinance (Article 7.00) states it is intended for areas with lake frontage. Here we have a situation where there will be 10 lots with no access to the lake so that creates another variance. He doesn't want to see this happen in such a way that there will be more medium to high density development within the LK-1 District.

Dick Lemke, 10495 Runyan Lake Point, informed the Planning Commission that the Blanchards (George and Edward) never threw anything away. When the last one died there was junk everywhere---fuel tanks with fuel, batteries, refrigerators, tires and garbage. He wanted to make sure that the land was tested well enough to know that if they start to dig, there won't be contamination running from the property into the lake. Mr. Hicks replied that at the time he cleared and leveled the site, they took out tons of junk and then had the Phase I and Phase II studies done. They took samples, we did remedial, and they signed off on it.

Mr. Hasbrouck asked Mr. Hicks to forward the environmental reports to the Planning Commission for review.

Jim Soldan, 10489 Runyan Lake Point, read from the Runyan Lake Point Incorporated bylaws which stated that only legally registered owners of lots would have use of the Runyan Lake Point---the lots known as Runyan Lake Point lots 1 through 60; lots 1 through 4 of McClatchey's Runyan Lake Grove; Lot 1 of McClatchey's Runyan Lake Park; and lots 141 A,B,C and D, outlots of Runyan Lake Point. The members of Runyan Lake Point Incorporated are subject to the present rules, regulations and bylaws. Mr. Hicks' land has never been part of the agreement. That land has never paid dues, has never paid any road assessment, and has never had access to our road either direct or indirect. They don't have access today and he doesn't see it in the future. They say they have documents, but they don't have any from us. We don't want them accessing our road from private driveways. If you look at the plat map, his land is not one of the afore mentioned properties.

Mr. Sporer replied that the first 606 feet of Runyan Lake Point shows as a public road on the recorded plat. Because the Blanchards never needed to use the road for access they never paid dues, but Mr. Hicks is willing to do so now in whatever capacity is fair and reasonable. Runyan Lake Point (Point Avenue) is platted as a 40 foot road with a 10 foot easement on the north side. If the Engineer and the Township deem that it is reasonable to increase the width to 66 feet, there is enough room on Mr. Hicks' property to bring it up to private road standards.

He suggested that Mr. Hicks' Attorney and the Point Association's attorney determine exactly what the deeds and agreements say about the use of the road.

Mr. Soldan commented that Mr. Hicks may plan to have a green belt along the lake front to filter out the bad stuff, but a month and a half ago, Mr. Hicks took it upon himself without permits to bring in a backhoe and dig 5 different pipes into the lake. He drained a complete wetland. When he was on his boat today, he only saw one of the pipes capped. As far as he knows, they are all still running and some of them probably come through the old septic fields that were on the property. He wanted to know how Mr. Hicks was able to dig those pipes without a land use permit.

Mr. Van Hecke explained that the Township doesn't issue land use permits for that type of activity. The Drain Commissioner and the DEQ are the ones who have jurisdiction where wetlands or shorelines are involved. The MDEQ was contacted and we did get something back from them.

Mr. Hasbrouck commented that all the drainage would be considered as the review went forward. When you talk about lake impacts, you have to look at the whole lake including the impact of all the oil and gas fumes spewing from boats using the lake. We will consider the impact from this property, but if you want us to look at the impact on the whole lake we can do that and apply more restrictions if you would like. For instance, we can look into speed limits and boat limits.

Bob Fabatz, 11055 Runyan Lake Point, said he had tried to purchase the property earlier. When he looked at it, there were only three sewer taps and tonight he heard there were sixteen. How did this property go from three to sixteen. Mr. Hasbrouck explained that initially, the property was part of the Runyan Lake Sanitary Drainage district which has since become part of a new sewer district. During the expansion, the properties on the east side of Carmer Road were included in the new district with additional units for Mr. Hicks's parcel.

Mr. Fumich asked Mr. Sporer if Mr. Hicks' attorney had contacted the Runyan Lake Point attorney concerning the road disagreement. Mr. Hicks said the way the property was deeded ingress and egress was specifically provided. Mr. Fumich said according to some of the others here that wasn't the case and he wondered if it was in litigation or discussion. Mr. Hicks said that there had been no communication between his attorney and the Runyan Lake Association attorney.

Ms. Eastman asked how this property was measured at the lake front. She has always believed that the LK-1 district was reserved for areas or lots with lake frontage, not an area near the lake. That is why she is concerned about the lots that don't have access. It looks like the Future Land Use Map and the Ordinance are in conflict with each other.

Mr. Milliken said he didn't share that concern. He thought the intent is to describe the zoning district and in large part the lots are lake front. The Future Land Use Map shows the appropriate zoning for those lots as LK-1. If you wanted, you could deny a split because a lot doesn't meet the lake front requirement, but this is a site condominium parcel. There is a lot of general language about the LK-1 district in the Ordinance, but what he really looks at is the setback requirements, the development standards, and the Master Plan. In the case of conflict, he goes by the Master Plan. This request meets all of the LK-1 standards except one.

Ms. Eastman asked if it would be within her rights to vote against something because of health and safety issues. Mr. Milliken said that was correct. Ms. Eastman said she understood that we had to grant land divisions with access, so if they can't get access on Runyan Lake Point Avenue, we can't approve the land divisions.

Mr. Meisel referred to the LK-1 section of the ordinance language which stated that the Township would not encourage additional development with such small lots (Section 7.00). In the Master Plan, that area is listed as medium density detached single family residential which looks like the lot sizes should be a minimum of 21,780 square feet. They have done a good job of meeting that except for the parcels on Runyan Lake Point that are half way in between the previous minimum standard and the intended standard. He asked for Mr. Milliken's comments.

Mr. Milliken said the conflict lies between the Master Plan which provides for LK-1 development, the Zoning Ordinance which does not encourage LK-1, and the rights of the applicant or property owner which allows lots of 11,000 square feet. He didn't want to make a decision for Mr. Meisel, but the lots all meet the minimum standards of the LK-1 Zoning District and the Zoning meets the Master Plan. Based on that, you would be hard pressed to deny the plan on the standards of lot size and lot width.

Mr. Meisel said he wanted to know if he was to give more weight to the current developmental standards than to the Future Land Use Map. Mr. Milliken replied that the Future Land Use Map shows the property as LK-1, and that is what enables this property to be used as LK-1. LK-1 zoning allows an 11,000 square foot lot and they meet all of those standards and in some cases, go a little bit above. He's not saying that there aren't concerns with this request, but those aren't the concerns he has.

Mr. Meisel said he was trying to draw some conclusion about what the statement "does not encourage additional development of such small lots" means and what his standard should be if he assumes 11,000 square feet is small. Mr. Hasbrouck commented that the lots on Lakeshore Drive would be considered "small." Mr. Meisel replied that he understood, but he was trying to relate the Ordinance to the Land Use Map.

Mr. Van Hecke explained that the Land Use Map is a Future Land Use map, but this property is already zoned LK-1. If we were to zone something LK-1 in the future, we would take the Land Use Map into consideration. When you have an existing LK-1 zoning, which we do on Runyan Lake, what we try to do is incorporate the standards that encourage the largest lots possible.

Mr. Meisel asked when the Future Land Use Map would come into consideration. Mr. Van Hecke explained that Future Land Use comes in when a request doesn't meet the zoning requirements or the property is being rezoned from one use to another. Mr. Milliken commented that if someone tried to do the same thing with 14 lots on the other side of Carmer Road, the Master Plan would come into play. Another time it would come into play is when people come in with a request to overbuild on lake lots. Mr. Van Hecke explained that the LK-1 zoning also requires owners of adjacent 25 foot wide lots to combine them in order to bring the lots toward conformity with the LK-1 minimum standards.

Mr. Meisel said he felt the road was a huge issue. If they have access to the road it is a good concept plan from their point of view. If they don't have access it is not a viable concept plan.

MOTION: Moved by Meisel, seconded by Fumich, to table a recommendation regarding the Hicks site condominium development concept plan for property at 10287 Carmer Road, Section 10, Tyrone Township, pending resolution of the access issue from Runyan Lake Point (Point Avenue) and provision of documents related to the contamination and clean-up of the site. Motion carried by unanimous voice vote.

OLD BUSINESS:

- 1) Recommendation regarding the statutory shared driveway land division request of **Pamela and Stephen Hett** for property at 12643 Holtforth Road, FR parcel 35-400-008, to create 3 parcels. Proposed Parent Parcel A contains existing historic farm buildings and the open space required for proposed Parcel B and Proposed Parcel C. The Road Commission has approved only one access point and the Parent Parcel will be required to use the new driveway although the house setback from the driveway will be nonconforming. The site drawing (4/19/06) provided for purposes of discussion does not contain the revised open space calculations requested at a previous meeting

MOTION: Moved by Meisel, seconded by Eastman, to recommend to the Township Board approval of Pamela and Stephen Hett's statutory shared driveway land division for property at 12643 Holtforth Road, Section 35, Tyrone Township, to create three parcels as shown in the site drawing revised 5/02/06, conditional upon a variance from the Zoning Board of appeals for the residential driveway setback and receipt of complete legal descriptions and open space maintenance agreements. Motion carried by unanimous voice vote.

There was some discussion about when Mr. Hett's variance request would be reviewed by the ZBA because an application had not been received for the June meeting and the publication date had passed. Mr. Meisel told him to call the Township Hall in the morning to see what could be arranged.

- 2) Questions to be forwarded to the Township Board regarding the development of the Cider Mill Crossing property

The Planning Commission felt that most of the questions had been answered by the "Second Amendment to Consent Judgment" received after the conditional zoning Public Hearing. They decided not to forward a separate letter to the Clerk since the questions were already part of the May 9, 2006 minutes.

Supervisor Schmidt said he would be willing to take any unanswered questions regarding land use permits or the establishment of site condominium parcels to the Landon Company representative or the Township Attorney.

During discussion of the Cider Mill development the Planning Commission had questions about:

- Landon's plans for ownership of the condominium parcels and lots;
- The way parcels and lots would be established and legally described;
- The type of Associations, number of Associations, and Association responsibilities;
- The Planning Commission and Zoning Administrator functions allowed by the consent judgment;
- The transfer of consent judgments from Landon to other owners;

- Home Town Builders interest in the project;
- The type of Information required by the site condo statute for the issuance of ID numbers or building permits; and
- The ownership and management of the infrastructure.

Mr. Millikin's thought that the development of the Cider Mill crossing property and the site condominium plan had been determined by the court. If changes are made to the court ordered site plan, then it would come back to the Planning Commission for review or go back to the judge for another amendment to the consent agreement.

The standards in the second consent amendment would probably be the ones which control building size, lot size, and setbacks and the consent agreement may become the master deed and bylaws. If something isn't covered in the judgment like swimming pools or private road maintenance, then the Zoning Ordinance requirements would apply. He recommended getting an opinion from the Township Attorney regarding the function of the consent judgment as site condominium documents.

Mr. Meisel suggested asking the attorney to review the condominium statute to determine if there were government requirements which couldn't be set aside by a court order. Mr. Hasbrouck wondered if there would have to be any site condominium documents since the court had approved a mobile home park not a site condominium. Mr. VanHecke observed that the condominium common and limited common areas hadn't been defined in the consent judgment.

2) Comments from the Livingston County Planning Department regarding contract zoning language.

Mr. Milliken reminded the Planning Commission that the conditional zoning statute specifically does not allow negotiation, although the language does not prohibit review or discussion of the contract after it is presented.

Mr. Hasbrouck observed that the County comments were specific to the use of the Bantle property and they would be reported to the Board. The county review seemed to rely on just the six items in the new statute rather than the rest of the statutory zoning regulations. Mr. Meisel wanted to get language into our ordinance that would give us something to help guide the conditional zoning process so the applicants couldn't get around the zoning requirements. Mr. Milliken suggested inclusion of a restriction on conditions that are less than the normal development standards for the zoning district as something to include.

3)* Additional items to consider for Zoning Ordinance Revisions

Mr. Meisel said he and Mr. Milliken had worked together on other ordinance revisions and provided copies of his recommendations for the current Antenna Ordinance (21.17) and the Accessory Structure requirements for LK-1 districts (Section 21.02.B) for review and discussion at a later meeting.

ZONING ADMINISTRATOR'S REPORT:

The Zoning Administrator and the Recording Secretary were asked to prepare a new list of questions related to Cider Mill Crossing to be forwarded to Mr. Kuzner and Mr. Schmidt, so the

Township could have the correct documents on file and legally issue land use permits.

ZONING BOARD OF APPEALS REPORT:

OTHER BUSINESS FROM MEMBERS:

- 1) Ms. Eastman and the other Planning Commission members thanked Mr. Schmidt for agreeing to serve as Supervisor for the Township.

Mr. Hasbrouck explained to Mr. Schmidt the Planning Commission discusses and makes recommendations regarding rezoning proposals as a group at a regularly scheduled public meeting with a recording secretary present. Even the Subcommittee meetings where we have informal concept discussions are regularly scheduled and are open to the public.

- 3) Mr. Meisel said that he had been approached about sending three persons to attend the Michigan Zoning Enabling Act classes. He noted that the best class option would be June 13, 2006, the same date and time as our regular June meeting.

The Planning Commission members noted that McKenna Associates has already provided information regarding the new zoning act and language to be used in amending the Zoning Ordinance. Mr. Milliken said Mr. Meisel's meeting was being presented by Michigan State University and there would be other meetings presented by other groups. Usually, the first half of the meeting deals with the language in the act and the second half deals with questions and answers from the audience. If the Planning Commission is interested, McKenna would be able to provide print copies of the slide show.

The Planning Commission decided to continue the work with McKenna and request information from the Board members who attended the June 13, 2006 meeting.

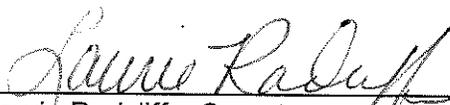
BOARD ACTION:

NEXT MEETINGS:

June 13, 2006 - Work Session

June 20, 2006 - Subcommittee Meeting

ADJOURNMENT: 10:45 p.m. by Chairman Hasbrouck



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission