

**TYRONE TOWNSHIP PLANNING COMMISSION**  
**Approved Regular Meeting Minutes**

**June 27, 2006            7:30 p. m.**

**PRESENT:**    Robert Byerly, Sally Eastman, Joe Fumich, Dave Hanoute, Steve Hasbrouck, Mark Meisel, Laurie Radcliffe

**ABSENT:**

**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 Eastman, to approve the Agenda as amended(\*). Motion carried by unanimous voice vote.

**APPROVAL OF THE MINUTES:**

1)    June 13, 2006 Regular Meeting Minutes

Moved by Hanoute, supported by Radcliffe, to approve the regular minutes as corrected. Ayes, Byerly, Eastman, Fumich, Hanoute, Hasbrouck, Radcliffe. Abstention: Meisel  
Page 5, Line 18: (If we have conditional zoning, it **use variances** undermines...)  
Page 6, Line 5: (...he wanted **to** members to...)  
Page 6, Line 6    (...a basic list of what should **be** included...)

2)    June 13, 2006 Public Hearing Minutes

Moved by Hanoute, supported by Radcliffe, to approve the public hearing minutes as corrected. Ayes, Byerly, Eastman, Fumich, Hanoute, Hasbrouck, Radcliffe. Abstention: Meisel

Page 1, Line 12: (~~Byerly, Eastman~~)  
Page 2, Line 20: (Mr. **Hasbrouck Hanoute** reminded...)  
Page 2, Line 24: (Although it was hard **to** measure...)  
Page 2, Line 27: (...if it can be filled or modified, as well the **as locating** the building...)

**CORRESPONDENCE:**

1)\*    E-mail from Deputy Clerk Debbie Burke requesting Planning Commission reconsideration of the contract rezoning amendment approved by the Board

The item was added to the agenda for consideration under Other Business.

- 2) Memo from Greg Milliken of McKenna Associates regarding Conditional Zoning vs. Use Variances

**Phil McKenna**, of McKenna Associates, Inc., and the Planning Commission members reviewed the June 20, 1966 Memorandum regarding the differences between conditional zoning and use variances. Based on their discussion, the Planning Commission requested that Zoning Ordinance Article 28 (Zoning Board of Appeals) be amended to remove Section 28.02 D. (Criteria for Granting Use Variances) with any associated references and requested revision of Article 29 (Amendments) to include a section related to conditional Zoning.

#### **SUBCOMMITTEE REPORT:**

#### **OLD BUSINESS:**

- 1) Discussion of the Conditional Rezoning statute

The Planning Commission reviewed the statute which was added as an amendment to the previous Zoning Act (184 of the Public Acts of 1943, Section 125.286.i) and included in the new Michigan Zoning Enabling Act (Act 110 of 2006, 125.3405, Section 405).

- 2) Discussion of the MTA Conditional Rezoning Ordinance recommendations dated 6/13/06.

The Planning Commission asked Mr. Milliken to follow the MTA rezoning recommendations as a guide for the development of conditional zoning conditions and regulations to be included in the Zoning Ordinance.

- 3) Discussion of the McKenna Associates Conditional Rezoning Ordinance recommendations dated 5/23/06

During discussion of the McKenna document, the Planning Commission asked to have site plan approval included as part of the conditional zoning requirements, the "Elements of Application" listed on Pages 5 and 6 of the McKenna list, and a copy of the Mr. McKenna's review considerations checklist.

Mr. Hasbrouck asked for a working draft of the conditional rezoning language for consideration at the July 11, 2006 Planning Commission meeting.

#### **NEW BUSINESS:**

- 1) Discussion of revisions to the Future Land Use Map and Master Plan (Action List 1, 2, and 3)

The Planning Commission viewed the Future Land Use Map for possible areas of revision based on changes in use that occurred after adoption of the map including construction of a sewer system, the status of the sewage treatment system at Lake Tyrone, the method used to assign sewer units, changes in the real estate market and mobile home sales, reconsideration of some commercial and residential density assignments and requiring conceptual plans for large parcel rezoning.

Before making any adjustments to the future land use map or future land use text, the Planning Commission agreed that it would be a good idea to hold a joint meeting with the Board, Tetra Tech, and the Tyrone Township Engineers.

- 2) Establishment of a Public Hearing Date for revisions to the Zoning Ordinance (July 25, August 10, 2006)

No date was established, pending completion of the revisions to Ordinance Article 29.00

#### **OTHER BUSINESS FROM MEMBERS:**

- 1)\* Suggestions for a ZBA Alternate

Supervisor Andy Schmidt asked Planning Commission members to forward names of residents to him who might be interested in serving as an alternate ZBA member

- 2)\* July 11, 2006 Agenda and Quorum

The Planning Commission was asked to review the proposed agenda items for the July 11, 2006 Agenda. All Planning Commission members said they would be able to attend the meeting.

- 3)\* Request of the Tyrone Township Board for reconsideration of the Planning Commission recommendation regarding the Bantle property conditional rezoning recommendation made at the April 25, 2006 meeting.

The Planning Commission agreed to add the reconsideration request to the agenda and reconsider the recommendation related to plan details and findings of fact.)

- 4)\* Planning Commission Packets

Mr. Meisel asked to have the Planning Commission packets forwarded at least 8 days prior to the next Planning Commission meeting and the members agreed.

#### **ZONING ADMINISTRATOR'S REPORT:**

- 1) Mr. Van Hecke reported on the status of the Church of God camp and the illegal sign on US 23.

#### **ZONING BOARD OF APPEALS REPORT:**

- 1) Mr. Meisel reported that the ZBA had granted a variance for the Hett shared driveway residential front yard setback.

#### **BOARD ACTION:**

- 1) Rescheduled Meeting

The August 8, 2006 Planning Commission Meeting has been rescheduled for August 10, 2006

- 2) Mr. Byerly reported that the new member appointed to the Township Board was Hod Morton and the second application of road chloride was to begin soon.

**NEXT MEETINGS:**

July 11, 2006 - Work Session

July 18, 2006 - Subcommittee Meeting

July 25, 2006 - Regular Meeting

**ADJOURNMENT:**



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Laurie Radcliffe, Secretary  
Tyrone Township Planning Commission



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Barbara Burtch, Recording Secretary  
Tyrone Township Planning Commission