

TYRONE TOWNSHIP PLANNING COMMISSION

Approved Work Session Minutes

August 10, 2006 7:30 p. m.

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

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

APPROVAL OF THE MINUTES:

July 25, 2006 - Regular Meeting

Moved by Hanoute, seconded by Fumich, to approve the July 25, 2006 minutes as corrected. Motion carried by unanimous vote.

Page 3, Line 43: (~~you could~~ you add...)

Page 5, Line 42: (told ~~her~~ she couldn't buy...)

Page 5, Line 46: (in a kennel or a ~~separate~~ building separate...)

Page 6, Line 13: (has ~~had~~ seen...)

Page 6, Line 50: (changes ~~in the~~ for ~~the~~ accessory building...)

CORRESPONDENCE:

Mr. Hasbrouck asked when correspondence from the Attorney regarding the Runyan Lake Point land division would be presented. He was told that it would be included in the material for review at the August 22, 2006 meeting when the land division was scheduled for discussion.

Mr. Hasbrouck commented that Mr. Hanoute had stated that he would not vote on the request because his firm was representing Mr. Hicks. Ms. Radcliffe asked Mr. Meisel if he planned to refrain from acting on the request because of his proximity to the parcel and association with Runyan Lake Point. Mr Meisel said that his research showed that there was no conflict of interest on his part, because he had no financial interest associated with the development request.

Following a discussion of the interpretation of "conflict of interest" Mr. Hasbrouck asked to have the Michigan Townships Association contacted for their recommendations and to ask the Township's attorney for his opinion.

SUBCOMMITTEE REPORT:

OLD BUSINESS:

- 1) Comments regarding the revisions to the Charter Township of Highland Master Plan revisions distributed at the July 25, 2006 meeting.

Chairman Hasbrouck asked the Recording Secretary to forward a letter to Oakland County and Highland Township supporting their attempt to preserve rural areas and indicating that we have no further comments at this time.

- 2) Comments regarding additional revisions to Ordinance Articles 2.00 - Definitions and 20.00 - Schedule of Regulations.

The Planning Commission decided to wait for the meeting with the Attorney and the Engineer before reconsidering the language in Ordinance Section 24.03 and 24.04, particularly in regard to the data used to establish trips per day and if entire road easement should be evaluated for compliance with ASHTO standards.

Following a discussion of "oversights" and ordinance enforcement, Mr. Hanoute asked to have a joint meeting with the Township Board to discuss the difficulties in enforcing ordinances when the provisions weren't upheld. He asked for a history of the land divisions on Old Oaks to determine when the oversight was made. Mr. Meisel said he would be willing to attend Board Meetings to explain the Planning Commission's position as long as there was advance notice regarding the date when a Planning Commission recommendation would be discussed by the Board.

During review of Article 2.00 - Definitions (8/1/06), the Planning Commission requested the following language changes:

Waterfront Lots, Line 3: Lots adjoining a **retention detention** pond shall be considered waterfront lots, provided that the **retention detention** pond satisfies the **definition of a Lake** ~~criteria of Section 21.52~~

Water Frontage, Line 4: ...high water mark of a **Lake** ~~lake~~, whether such lot...

The Planning Commission reviewed the proposed changes for Article 20.00 - Schedule of Regulations, Footnote A (7/28/06). Mr. Hanoute asked for a graphic which would show the measurement of inside and outside curves where the arc intersects the side property lines and determination of where the parcel width should be measured for waterfront lots.

The Planning Commission established a Public Hearing for September 12, 2006 at 8:00 p.m. to review the text changes in Zoning Ordinance Articles 2.00, 20.00, 23.00, 29.00, and Regulatory Ordinance 17 - Land division based on comments from Livingston County Planning and the Township Attorney together with the sections where title references were revised to bring the language into compliance with the new state acts. Copies of the ordinances to be revised will be forwarded to the Board prior to the Public Hearing.

Mr. Hasbrouck asked Mr. Byerly if he could arrange a joint meeting with the Board on September 22, 2006. The joint meeting could be scheduled for 6:30 so the Planning Commission could conduct their regular meeting at 7:30. The intent and purpose of the Master Plan and zoning ordinance, the duties of the boards and commissions, the application of the zoning ordinance, organization of a committee to help with Township economic growth, managed growth concepts, private road standards, and the use of law suits as a zoning technique were suggested as topics for the joint meeting.

NEW BUSINESS:

- 1) Recommendations regarding development of the PIRO Master Plan and Ordinance Texts presented by Mr. McKenna and Charles Smith of McKenna Associates.

Mr. McKenna referred to the PUD or contract zoning techniques as a way to put people on notice that the Township wants to negotiate projects. He also referred to the Urban Services text (p 64) which had been rewritten and commented that the urban services district is one of the aids to managing growth. He recommended a focus on the draft text and the maps, so the primary plan could be forwarded to the Board with a recommendation.

The Planning Commission also requested that the PIRO District designation be included in the Future Land Use Map and spelled out in the ordinance text (Planned Industrial Research and Office). The Special Land Use Table should be labeled as "Permitted and Special Land Uses,"

Other PIRO district considerations discussed were using the urban services district to promote managed development; review of successful industrial district standards from other communities; providing for shared delivery and loading areas in rear of the parcels; developing minimum parcel areas, minimum block standards, parcel densities and minimum road frontage standards; incentives to encourage negotiated development; and locating uses by the size of the building or parcel within the PIRO district.

The Planning Commission requested information based on other successful developments like the development in Plymouth Township or the De Matea standards and consider the location of access points from US 23 and Center Road and the parcel area associated with the access points.

OTHER BUSINESS FROM MEMBERS:

- 1)* Request of Rhodes and Johnson, representing Water Sports Marine Incorporated, for a special meeting.

The Subcommittee scheduled a special meeting for August 17, 2006 at 4:30 p.m.

- 2)* Report from Mr. Hasbrouck regarding Gold Rock Kennels owned by Kimberly Schulz

Mr. Hasbrouck reported that he had tried to arrange a visit to the kennels, but it had been canceled by Ms. Schulz and she failed to arrange another visit as promised.

ZONING ADMINISTRATORS REPORT:

ZBA REPORT:

BOARD ACTION:

FUTURE AGENDA ITEMS:

- 1) Review of the Private Road and Nonconforming Private Road Design Standards
- 2) Review of revised Master Plan text and map revisions.

NEXT MEETINGS:

August 15, 2006 - Subcommittee Meeting

August 17, 2006 - Special Subcommittee Meeting

August 22, 2006 - Regular Meeting

September 12, 2006 - Work Session



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission

CORRECTIONS TO THE MINUTES:

- Page 1, Line 43: (**Ms. Radcliffe** He asked Mr. Meisel...)
- Page 2, Line 40: (...measured for waterfront lots...)
- Page 3, Line 18: (... to the Board **with** for a **distribution** recommendation...)
- Page 3, Line 20: (...PIRO District designations be included...)
- Page 3, Line 32: (...or the De **Matea Matia** standards...)