

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

**Revisions to Zoning Ordinance #36 - Article 7.00 LK-1  
and  
Related Articles**

**February 13, 2007**

**8:50 p. m.**

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

**ABSENT:** Joseph Fumich

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

**READING OF THE PUBLIC NOTICE:**

The notice was read aloud by Secretary Radcliffe

**CORRESPONDENCE:**

**PURPOSE OF THE HEARING:**

To receive comments regarding revisions to Ordinance #36 - The Zoning Ordinance for the following Articles and Sections:

Article 7 - LK-1 Lake Front Single Family Residential District: Section 7.00 Intent; Section 7.04 General Requirements for LK-1 Uses; Section 7.05 Common Use ("Keyhole") Restrictions and any other related sections brought forward at the hearing.

Article 20.00 - Schedule of Regulations; Section 20.01 - Table of Schedule of Regulations; 20.02 - Footnotes to Schedule of Regulations U and V, and any other related sections brought forward at the hearing.

**COMMENTS FROM THE PLANNER:**

Township Planner Greg Milliken of McKenna Associates said the Intent Section (7.00) of the LK-1 ordinance was revised to specifically reference the Master Plan. We will need to make sure that whatever we add to the Master Plan refers to the same land use designations and titles for Runyan Lake and Lake Tyrone where the LK-1 zoning districts will be located.

Section 7.04 has been revised to divide the LK-1 lots into two categories---existing lots and new lots. New lots basically continue to use the same standards as the current language, but a specific requirement for lake frontage has been added for qualification as LK-1 zoning. The existing LK-1 lot standards were maintained to capture most of the existing platted or unplatted parcels in the Lk-1 districts around Runyan Lake and Lake Tyrone. This will allow existing lots to be developed as long as they meet the setback and area requirements of the ordinance.

A previous version of Section 7.05 which contained language dealing with riparian use and keyholing was replaced by language contained in Section 21.52 (adopted 4/04) which will be referenced in Section 7.05. The reference to the minimum LK-1 lot size has been removed from the Section 20.01 Table and replaced with footnote "U" referring to the LK-1 text. (7.04.A & B).

Other LK-1 amendments should be made to the Master Plan. The Zoning Ordinance has two areas designated as LK-1 while the Future Land Use Map shows a hatched area for Medium Density Lakeside for Runyan Lake only. Lake Tyrone shows something completely different. There should be a hatched area around Lake Tyrone as well as Runyan Lake on the Future Land Use Map in order to match the Zoning Ordinance. The Master Plan Text dealing with Single Family Medium Residential development could be revised by inserting a title for the paragraph that describes medium density residential and adding a paragraph referencing Runyan Lake and Lake Tyrone (Master Plan, p. 78).

**COMMENTS FROM THE PLANNING COMMISSION:**

**COMMENTS FROM THE PUBLIC:**

John Norris, 11066 White Lake Road, said that the Runyan Lake Trustees had held a Board meeting on Sunday and were happy to have the LK-1 issue straightened out in the Ordinance and the Master Plan. This appears to be in line with what they requested. Mr. Lemke has already made his comments and there should have been an e-mail from the Association President for the meeting (attached).

**CLOSING PLANNING COMMISSION REMARKS:**

The Recording Secretary asked Mr. Milliken if the standard procedure should be followed to amend the Future Land Use Map and the Master Plan text. Mr. Milliken said that the standard procedure would have to be followed. Mr. Hasbrouck observed that there were other Master Plan items being reviewed, so we should try to process them all at once.

Mr. Milliken recommended going forward with the LK-1 ordinance amendments, but to not wait too long to make the Master Plan changes. Mr. Hasbrouck agreed that we needed to bring the other Master Plan Changes forward again. Now that the LK-1 issue has been resolved, we need to get back to the Master Plan.

In response to a question from Mr. Norris, Mr. Milliken replied that the ordinance revision wouldn't have to wait for approval of revisions to the Master Plan, there still would be some delay. Before adoption, the ordinance language has to be reviewed by the County and approved by the Board. The County has 30 days in which to make comments before the Board will have a chance to look at the ordinance language and make a final decision.

There being no further comments, the meeting closed at 9:20 p.m. by Chairman Hasbrouck

  
\_\_\_\_\_  
Laurie Radcliffe, Secretary  
Tyrone Township Planning Commission

  
\_\_\_\_\_  
Barbara Burtch, Recording Secretary  
Tyrone Township Planning Commission